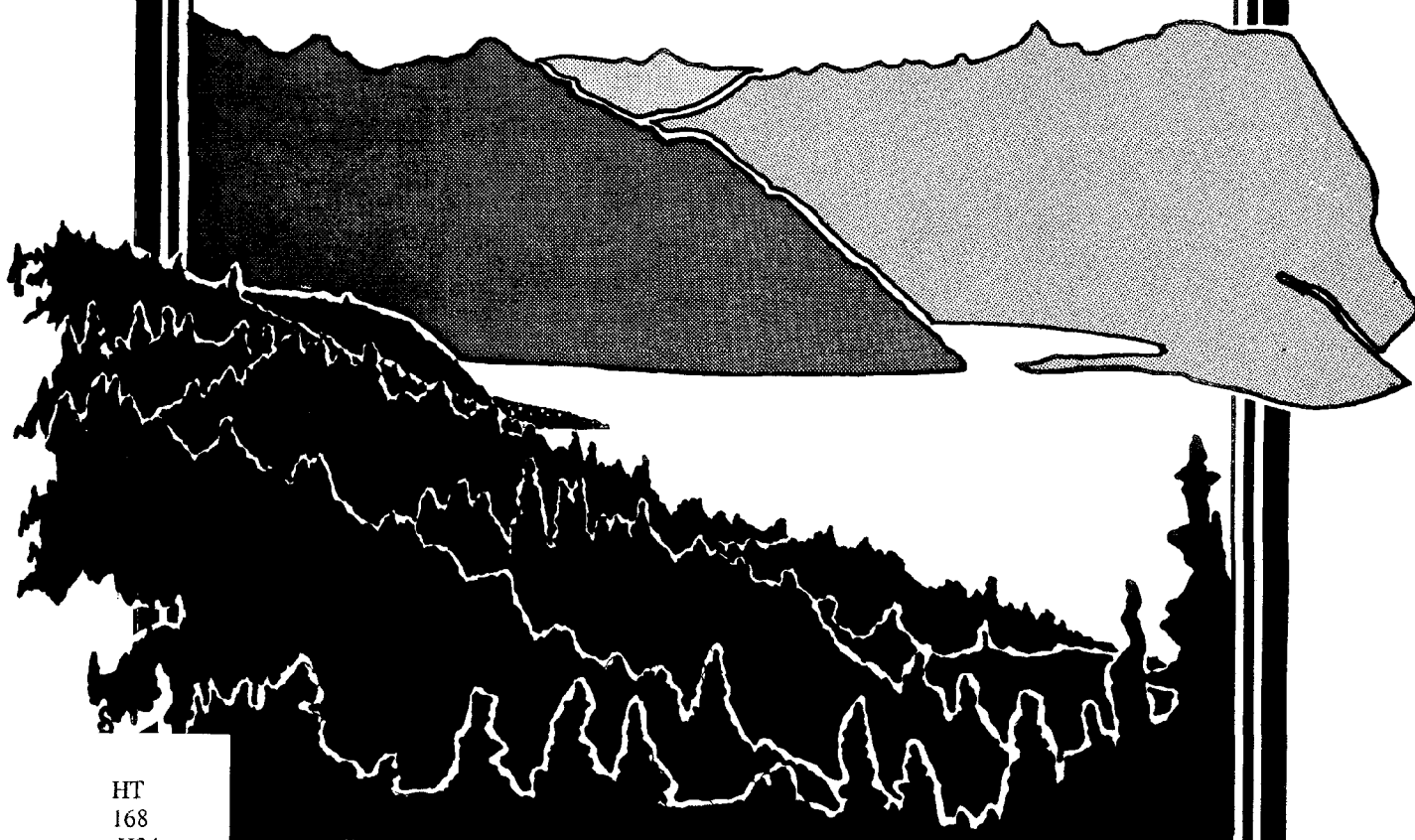


HT 168.H34H34 1979

HAINES COASTAL MANAGEMENT PLAN

PUBLIC HEARING DRAFT



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INTRODUCTION

The Haines Coastal Management Plan has been completed in two distinct efforts. The Part I document is intended as a background report for future coastal management and comprehensive planning efforts not just within the City of Haines, but within a much larger study area as defined in Part I. This document inventoried the existing natural and cultural resources of the Study Area and looked at the existing status and future potential of some of the major economic activities occurring within the Haines area. Goals and Objectives for coastal management planning were also drafted. The Part I document has clearly illustrated that the economic livelihood and way of life of the City of Haines can not be separated from the surrounding region. However, at present only the city has the planning authority necessary to draft and adopt a district coastal management plan. If planning authority is extended beyond city limits, it is hoped that the Part I document will form a starting point or foundation from which future coastal zone management efforts can grow.

The Part II effort is specifically directed towards development of a recommended coastal management plan for the City of Haines. Therefore, the Part II effort has been restricted to analysis and planning recommendations for those resources, uses and activities which occur within the corporate limits of the City of Haines and the Haines Municipal Dock at Lutak Inlet. This plan has been structured around the specific requirements of the Alaska Coastal Management Act, and in particular Part 6, Alaska Administrative Code, Chapters 80 and 85, Standards and Guidelines. This effort does not include a detailed implementation program such as a development code and administrative structure. Such endeavors will be made utilizing Federal Section 306 monies after the planning recommendations in this report are adopted by the City of Haines and the plan is approved by the Alaska Coastal Policy Council.

Direction for this report has been given by the Haines City Council, Planning Commission, the Overall Economic Development Program Committee (OEDPC), Chamber of Commerce and other concerned citizens. The 1977 Haines Community Development Plan, interviews with community leaders, and the results of the coastal management questionnaire in the Part I document were also used to give guidance. The Part I bibliography documents the contacts and references made in this effort.

I

COASTAL MANAGEMENT BOUNDARIES

Initial boundaries of the City of Haines coastal management district include the entire city because it falls within the Zone of Direct Interaction as defined by the Alaska Department of Fish and Game in Biophysical Boundaries of Alaska's Coastal Zone. The City of Haines endorses a coastal management district boundary which includes all land and water within the city limits.

II

RESOURCE ANALYSIS (6 AAC 85.060)

Change, Sensitivity and Demands of Resource Base

NATURAL RESOURCES

Within the City of Haines, few changes or demands on the natural resource base are anticipated. City lands are bordered by two coastal habitat types. Portage Cove, an embayment of Chilkoot Inlet which forms the city's eastern border, is an estuary. The southwestern portion of the city is bound by the McClellan tideflats of the Chilkat River. Community development is focused around Portage Cove. Commercial development and light industry occurs near the small boat harbor and in Port Chilkoot, while the northern and southern ends of Portage Cove are primarily residential or open space. The City's sewage outfall is also located in Portage Cove just south of the small boat harbor.

Within Portage Cove the beach front slopes are usually gentle and substrates vary from sandy gravel to cobbles and some rock. From Nukdik Point north the shoreline is steep and rocky. Marine life in Portage Cove fits the general description found in the inventory report. No detailed intertidal or subtidal surveys have been made of Portage Cove.

The Portage Cove estuarine embayment is not utilized as a commercial finfishing or shellfishing area and contains no critical habitats. Existing human uses have not disrupted the migration of salmon up Chilkoot Inlet. Waterfowl and shorebirds continue to utilize the cove. "Rafts" of scoters and diving ducks are commonly seen and herons have been observed along the shoreline. Rockweed and bull kelp are quite common in the intertidal and subtidal zones. Continued residential, commercial and light industrial activity along Portage Cove should not cause any serious changes or demands on this habitat.

Should the sewage treatment plant revert to primary treatment there might be some potential of impacting the local marine biota. However, the clams and mussels found in Portage Cove may have paralytic shellfish poisoning and are not consumed by humans. In reviewing the city's application for a waiver of secondary treatment requirements the EPA will evaluate the environmental impact. There is also some potential of small oil spills occurring as the result of continued marine transportation

activities and delivery of petroleum products, however, under existing federal and state regulations and with proper care, this risk is only minimal. Major, large scale industrial developments are not likely to occur within Portage Cove.

Lands within the city along McClellan flats are presently vacant. An old logging road receives occasional recreational use. The shallow, tidally influenced flats and steep upland slopes preclude any major developments along this coastline. The City of Haines has applied for ownership of certain tidelands in the McClellan flats, therefore land ownership and corporate limits might change. However, because of the general unsuitability of these lands for major developments, no major anticipated demands or changes are expected to occur in this habitat.

No critical wildlife habitats or anadromous fish streams have been identified within city limits. However, natural upland vegetation along shorelines and on steep slopes help prevent excessive runoff, erosion, protect potential surface water supplies and provide for open space. The slopes northwest of town are the principal recharge areas for local groundwater aquifers and springs. Steep slopes in this recharge area limit development. Construction in Highland Estates Subdivision diverted drainage down the steep hillside away from its natural course and resulted in some storm flooding and property damage. Future developers should avoid disturbing natural drainage patterns and conduct drainage studies to determine erosion potential and the need for properly sized and placed culverts and other drainage structures.

CULTURAL RESOURCES

Fort William H. Seward is the most significant historic site in Haines. The principal buildings (barracks, officer's homes, quartermaster's, medical, etc.) are the best surviving structures in Alaska of the eleven military posts erected to police the gold rushes of 1897 - 1904. It was also utilized in World War I and II. Since being surplused it has operated as a museum and arts center for performing and Native arts (Div. Parks, 1977). It forms an important scenic backdrop to Portage Cove. Fort Seward is on the National Historic Register and has had some stabilization and restoration work. However, continued deterioration of unoccupied buildings can be expected. Warehouses associated with the Fort, located between the barracks and Port Chilkoot dock in particular, have deteriorated or been utilized for light industrial and commercial purposes. A program should be developed to assist in the restoration, preservation, and proper utilization of this community asset.

Haines is blessed by its scenic setting. Views include the Coast Range across Portage Cove to the east, Mt. Ripinski to the north, the Chilkat Mountains to the southwest and Mt. Riley to the south. Areas along, or adjacent to, Portage Cove contain the city's park (Tlinget Park), boat harbor, museum and a few tourist related businesses. Unfortunately, the foreground of this view along Portage Cove is detracted by the presence of abandoned boats, deteriorating docks and barge landing sites and other debris and litter. The scenic value of the Portage Cove waterfront is important in attracting tourists and enhances the quality of the environment in which many local residents live, work and recreate. Therefore, the

scenic quality of the Portage Cove waterfront should be considered an important coastal cultural resource whose quality should be improved and maintained through a concerted enrichment campaign designed and carried out by the City, Chamber of Commerce and Overall Economic Development Committee.

The existing water supply and treatment facilities, waste water treatment, facility and power generating capacity are all capable of accomodating a 100 percent increase over the current population in Haines and could satisfy most small and medium scale industrial needs. (See Part I Inventory for details). Recent growth trends do not indicate there will be significant increases in the demand for these facilities. Likewise the sand, gravel and rock quarries within or near the City of Haines are more than adequate to meet present and future anticipated needs. The Haines Small Boat Harbor is heavily utilized by the commercial fishing fleet and pleasure boaters and, despite recent expansions, is already operating near capacity. A lightering facility and float plane mooring are presently being constructed. Under current growth trends, the boat harbor should be adequate to meet demands in the near future. However, major developments, such as transshipment activities for the Natural Gas Pipeline, could induce growth that would strain housing and harbor space. Coastal Energy Impact Program (CEIP) funds should be utilized to assess these impacts.

III

AREAS MERITING SPECIAL ATTENTION (6 AAC 80.160)

The Alaska Coastal Management Act and Program regulations required districts to designate Areas which Merit Special Attention (AMSA's) in their programs. The act defines an AMSA as delineated by geographic area within the district's coastal management boundaries which is sensitive to change or alteration and which, because of plans or commitments, or because a claim on the resources to a conflicting or incompatible use, warrants special management attention, or which, because of its value to the general public, should be identified for current or future planning, protection or acquisition. By adding a special area identification and management element to the coastal management program, the financial and management resources of the program may be focused on such areas. As a result of the resource inventory (Part I) and resource analysis, the following AMSA has been recognized within the City of Haines.

1. Name of Area: Fort William Henry Seward - Small Boat Harbor Area
2. Justification/values: Fort Seward is important for its historic significance and cultural value. It serves as a community focal point, cultural center and tourist attraction and lends a scenic quality to the community of Haines. The small boat harbor and Port Chilkoot dock area is a center of water-related commercial and light industrial activities. The waterfront and adjacent public lands are also of recreational and scenic value to tourists and residents alike. Designation of the Fort Seward - Small Boat Harbor area as an AMSA will help gain recognition for the Fort and

waterfront public lands, provide strong encouragement for financial assistance in restoration and utilization projects, and protect the value of this area. (Further justification is given in Area Description/Significance).

3. Location: See Figure 17.
4. Seaward Distance for Protection: Area includes the Port Chilkoot Dock and outer breakwater of the small boat harbor. The Seward boundary would be formed by outer boundary of Alaska Tidelands Surveys No. 30 Tract A and B, and No. 55, Blocks 7, 8 and 9.
5. Existing Ownership: Most of the Fort is in private ownership. Some of the land, such as the parade grounds native carvers workshop, and Presbyterian Mission Reserve are classified as tax exempt public use lands. The small boat harbor and adjacent beach front lots are city owned. (See Figure 13 Land Status in Part I Report).
6. Existing Management: Fort William H. Seward is on the National Register of Historic Places maintained by the Federal Heritage Conservation and Recreation Service, and on the state register of Historic Sites maintained by the Alaska Division of Parks. Fort Seward is also a National Historical Landmark. All of the fort buildings are privately owned. The small boat harbor, adjacent beach front lots and Tlingit Park are managed by the City.
7. Adjoining Ownership/Management: Nearly all adjacent land is in private ownership. Adjacent lands to the north and east include a variety of commercial and light industrial uses, while most of the land to the south and west is residential.
8. Area Description/Significance: Fort William Seward was the last of 11 army garrisons erected in the territory to police the gold rushes of 1897-1907. It was established in 1898 but not garrisoned until 1902. The Fort also played a role in the U.S. boundary dispute with Canada. It was the only Army post in Alaska between World Wars I and II and was used as training ground for newly activated posts throughout Alaska. It was deactivated in the mid-forties. Principal buildings and structures include barracks, officer's homes, quartermaster's, medical, warehouses and the Port Chilkoot Dock. These are the best surviving structures in Alaska of this period in military history (AK Div. Parks, 1977; Sheldon Museum leaflet, undated). Those structures utilized as residences, the Halsingland Hotel, Chilkat Native Arts Center and Lynn Canal News have been maintained and kept up. The facade of Port Chilkoot is currently being renovated under a \$150,000 grant.

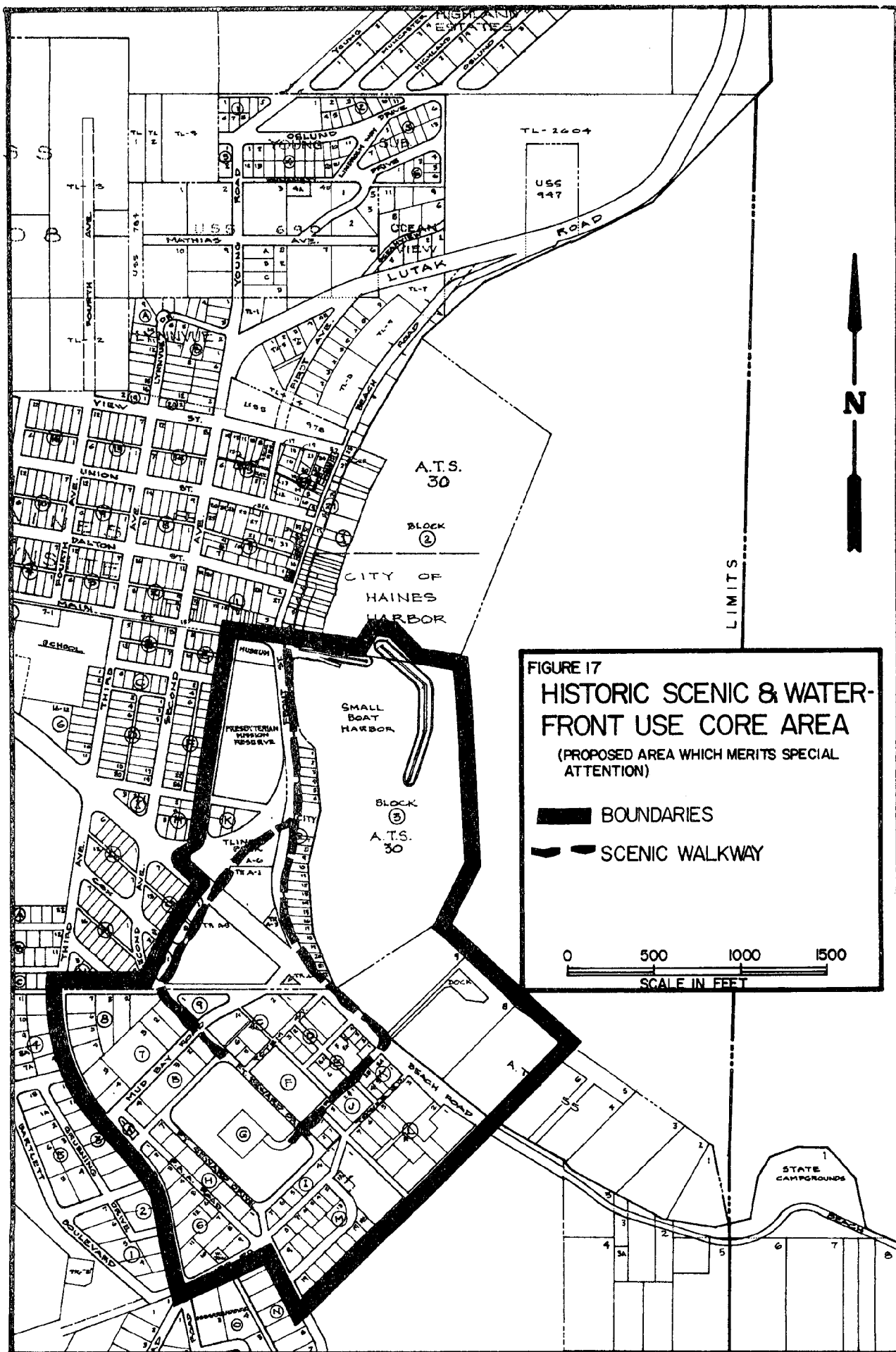
The Port Chilkoot Dock and Haines small boat harbor are the focus of marine-oriented activities in the City of Haines. The small boat harbor is utilized by the fishing fleet and pleasure boaters and is already operating near capacity. With completion of a lightering facility for tourboats and a float plane mooring, this area will become a focal point for tourists and visitors. Public

and quasi-public lands adjacent to the small boat harbor could serve a variety of public uses for residents and visitors alike. These lands include the Sheldon Museum, Tlinget Park and city owned beach front property south of the small boat harbor leading toward Fort Seward.

Scenic views are offered across Portage Cove to Mt. Villard across Chilkoot Inlet, and towards the Chilkat Mountains to the south and east. Fort Seward and the Port Chilkoot Dock lend a historic and scenic flavor to the community and form a scenic backdrop for ferry travelers and boaters in Chilkoot Inlet. The waterfront and its marine related activities, Fort Seward, with the performances of the Chilkat Native Dancers, carving demonstrations and displays of the Native Art Center located on the Fort parade grounds form the prime tourist attractions in Haines.

9. Proposed Management: The proposed Fort Seward - Small Boat Harbor AMSA would be established as a Historic and Scenic District in Haines. The Fort and public waterfront lands would be the focal points of this district. The district would encompass several zoning classifications, but would require residential, commercial and industrial development of Fort structures and lots to be compatible with the historic, scenic and economic value of Fort Seward. Development of the city owned waterfront is encouraged to recognize public values such as boat harbor activities, recreation and tourism. The Alaska Division of Parks and Federal Heritage, Conservation and Recreation Service or other appropriate agencies should assist private owners and the city in obtaining preservation and recreation development funding.
10. Allowable Uses: Residential, commercial, light industrial and public uses consistent with adopted zoning would be allowed if these uses maintain or enhance the architectural, historic and scenic values of Fort Seward structures and surrounding lands and encourage recreation and tourism.

(Recommendations for management and use of this Historic and Scenic District are contained in the Land Use Planning Recommendations).



IV

USE AND ACTIVITIES ANALYSIS

(6 AAC 85.070)

SUBJECT USES AND USES OF STATE CONCERN

Subject Uses

All uses and activities which are dependent upon coastal access or would affect coastal habitats and processes, coastal air, land and water quality, and historic, recreational and scenic values are subject to the Haines District Coastal Management Plan. At a minimum, these uses and activities would include:

- Coastal Development
- Recreation
- Energy Facilities
- Transportation and Utilities
- Fish and Seafood Processing
- Timber Harvest and Processing
- Mining and Mineral Processing
- Subsistence

The Haines district plan also realizes that certain uses or activities are of state concern and will not arbitrarily or unreasonably restrict or exclude these uses.

Uses of State Concern

"Uses of State concern" mean those land and water uses which would significantly affect the long-term public interest; these uses, subject to council definition of their extent, include:

- (a) uses of national interest, including the resources for the siting of ports and major facilities which contribute to meeting national energy needs, construction and maintenance of navigational facilities and systems, resource development of Federal land, and national defense and related security facilities that are dependent upon coastal locations;
- (b) uses of more than local concern, including those land and water uses which confer significant environmental, social, cultural or economic benefits or burdens beyond a single coastal resource district;
- (c) the siting of major energy facilities or large-scale industrial or commercial development activities which are dependent on a coastal location and which, because of their magnitude or the magnitude of their effect on the economy of the State or the surrounding areas, are reasonably likely to present issues of more than local significance;

- (d) facilities serving statewide or interregional transportation and communication needs; and
- (e) uses in areas established as State parks or recreational areas under AS 41.20 or as State game refuges, game sanctuaries or critical habitat areas under AS 16.20.

Resolution No. 13 of the Alaska Coastal Policy Council gives detailed definitions and requirements for uses of state concern.

There are many uses of state concern in the Haines area but nearly all occur outside of City limits. The most important state concerns within the City of Haines are:

- 1. maintenance of State roads and highways
- 2. disposition of State lands and waters (See Figure 13 Land Status)
- 3. management of State historical resources (Fort Seward)
- 4. conservation and maintenance of air, land and water quality (solid and liquid waste disposal)

PROPER AND IMPROPER USES

The Haines District Coastal Management Program adopts the following criteria to determine if proposed uses and activities or land and water use designations (including uses of state concern) within the coastal management area are considered proper or improper. It should be the general policy of the Haines District Program to require specific proposals for land and water uses or activities to meet these criteria before approval.

- 1. Goals and Objectives: Uses and activities must be compatible with the goals and objectives from the Haines District Program drafted in the Part I Report.
- 2. Haines City Ordinances. Uses and activities must be in accordance with the city's existing or future ordinances, including those proposed ordinances resulting from the implementation phase of the Haines Coastal Management Program contained in this report that are officially adopted by the City.
- 3. State Standards. Uses and activities must be consistent with the Standards of the Alaska Coastal Management Program (Alaska Administrative Code, Part 6, Chapter 80). These state standards have been incorporated into this document under the sections titled "Standards for Habitats and Environmental Quality" and "Standards and Recommendations for Uses and Activities".
- 4. Water Dependency. Water dependent or related uses and activities have priority along Portage Cove. Uses and activities which do not require coastal access or are not enhanced by coastal proximity and for which inland alternatives exist would be considered improper if they are located seaward of Beach Road.
- 5. Existing Federal and State Authority. This program will not preclude proposed uses and activities from being subject to and

consistent with existing federal and state land and water management authority and regulations affecting the coastal zone. The more important existing federal and state authorities affecting the coastal zone are outlined in the "Management Authority Report".

STANDARDS FOR HAZARD AREAS, HABITATS AND ENVIRONMENTAL QUALITY

In addition to the standards for specific uses and activities, the Coastal Management Policy Council has promulgated standards which apply to all uses and activities subject to the district program. These standards are designed to protect life and property from geophysical hazards and maintain or enhance coastal habitat productivity, air, land and water quality.

Geophysical Hazard Areas (6 AAC 80.050)

- a. District and State agencies shall identify known geophysical hazard areas and areas of high development potential in which there is a substantial possibility that geophysical hazards may occur.
- b. Development in areas identified under (a) of this section may not be approved by the appropriate State or local authority until siting, design and construction measures for minimizing property damage and protection against loss of life have been provided.

°The following guidelines are suggested to avoid areas where potential geophysical hazards may endanger life or property. It is impossible for local government to thoroughly assess each hazard area and devise detailed standards to protect any conceivable use of the hazard area, thus, major developers should be obligated to conduct the surveys and studies needed to determine exactly what siting, design, and construction measures are needed.

1. Tsunami, Seiche, Storm Surge: The waters of Lynn Canal are relatively protected and only moderate earthquakes (Richter manitude 4.5 to 6.0) are likely to occur in the Haines area. The Corps of Engineers Flood Hazard Boundary Map indicates that run-up from a seismically induced tsunami, seiche or a high storm surge is estimated to reach 25 feet above mean lower low water (MLLW); although the possibility of higher run-up exists. Therefore, it is recommended that no permanently inhabited structures be built below 25 feet above MLLW, the shoreline shown on the City of Haines typography map.
2. Seismic Risks and Landsliding. Small landslides and avalanches induced by earthquakes or extremely heavy precipitation could occur on the steep slopes overlying bedrock within the northern limits of the city (these slopes are shown in Figure 8 Part I report as the white area on the northern edge of city limits). Low lying, plastic clay soils

occurring at the western edge of city limits along the Haines Cut-off Highway and Sawmill Road (Type 6 soils, Figure 8, Part I report) have poor foundation bearing capacity, are susceptible to earthquake hazards and are subject to seasonal ponding. The Planning Commission should give special consideration to proposed construction in these areas. This could be accomplished by making construction of a permanently inhabited structures in these areas a conditional use.

Habitats (6 AAC 80.130)

The Standards of the Alaska Coastal Management Program require that habitats be managed so as to maintain or enhance their biological, physical and chemical characteristics which contribute to their capacity to support living resources. In addition, state standards require the Portage Cove estuary and adjacent uplands be managed so as to assure adequate water flow, natural circulation patterns, nutrient and oxygen levels and avoid the discharge of toxic wastes, silt and destruction of productive habitat. Likewise, the portion of McClellan Flats tideland, wetland and adjacent uplands along the city's southwestern limits should be managed so as to assure adequate water flow, nutrient and oxygen levels and avoid adverse effects on natural drainage patterns, the destruction of important habitat, and the discharge of toxic substances.

No additional state standards have been set for the management of important upland habitats. The city of Haines, recommended that upland habitats be managed to retain natural drainage patterns and vegetation cover on steep slopes and along shorelines and stream banks to prevent excessive runoff and erosion, protect surface water quality and natural recharge areas and provide for open space and scenic value.

Air, Land and Water Quality (6 AAC 80.140)

To help assure continued environmental quality in Haines, the statutes, regulations and procedures of the Alaska Department of Environmental Conservation (with respect to the protection of air, land and water quality) are incorporated into the Haines District Coastal Management Program.

The Alaska Department of Fish and Game standards for habitats and Department of Environmental Conservation air, land and water quality statutes, regulations and procedures, as administered by these agencies, constitute implementation components of the Haines District Coastal Management Program with respect to protection of environmental quality. (See the Management Authority report for listing of federal, state and local agencies and regulatory authority within the Haines District Coastal Management boundaries).

STANDARDS FOR USES AND ACTIVITIES

The Alaska Coastal Management Program document identified nine (9) major uses or activities that are to be dealt with in the development of district plans. For each of these uses or activities, the Alaska Coastal Policy Council has promulgated a standard. These standards have the force

and effect of regulations, and both districts and state agencies are bound by them.

1. Coastal Development (6 AAC 80.40)

- a. In planning for and approving development in coastal areas, district and State agencies shall give, in the following order, priority to:

- (1) water-dependent uses and activities
- (2) water-related uses and activities
- (3) uses and activities which are neither water-dependent nor water-related for which there is no feasible and prudent inland alternative to meet the public needs for the use or activity.

- b. The placement of structures and the discharge of dredged or fill material into coastal water must, at a minimum, comply with the standards contained in Parts 320-323, Title 33, Code of Federal Regulations (Vol. 42 of the Federal Register, pp. 37133-47 (July 19, 1977)).

°The Haines district program has adopted water dependency as a criteria for all development adjacent to the waterfront. The Land Use Planning Recommendations section contains recommended waterfront use limitations which should be implemented through local ordinances.

2. Recreation (6 AAC 80.60)

- a. Districts shall designate areas for recreational use. Criteria for designation of areas of recreational use are:

- (1) The area receives significant use by persons engaging in recreational pursuits or is a major tourist destination; or
- (2) The area has potential for high quality recreational use because of physical, biological, or cultural features.

- b. District and State agencies shall give high priority to maintaining and, where appropriate, increasing public access to coastal waters.

°The Haines district program has identified recreation/open space lands in the inventory report. The recommended plan contained herein recognizes areas of recreational and tourist value and provides for beach access.

3. Historic, Prehistoric and Archaeological Resources (6 AAC 80.150)

District and appropriate State agencies shall identify areas of the coast which are important to the study, understanding, or illustration of national, State, or local history or prehistory.

°The Part I Inventory Report has identified all known, reported sites. The recommended plan recognizes the unique value of Fort Seward through

the creation of a Historic and Scenic District and designation as an Area Meriting Special Attention.

4. Energy Facilities (6 AAC 80.070)

In summary, this section required the State and districts to cooperatively identify sites that are suitable for the development of major onshore, nearshore offshore and OCS energy facilities.

°No major energy facility sites exist within the City of Haines. However, a proposal by Foothills Pipelines, Ltd. for transshipment of oil from Valdez to Montana and the Midwest via Skagway has identified the Federal tank farm¹ at Tanani Point, just north of Haines, as a proposed transfer site. The Haines area was also identified as one of several potential general sites for Alaska Royalty Oil and Gas petrochemical/refinery proposals. However, the State has since approved Alpetco's choice of Valdez (See inventory report).

5. Transportation and Utilities (6 AAC 80.080)

- a. Transportation and utility routes and facilities in the coastal area must be sited, designed, and constructed so as to be compatible with district programs.
- b. Transportation and utility routes and facilities must be sited inland from beaches and shorelines unless the route or facility is water-dependent or no feasible and prudent inland alternative exists to meet the public needs for the route or facility.

°The Haines district program has adopted water dependency as a criteria for all development adjacent to the waterfront. Underground siting of all future utilities is recommended along the waterfront.

6. Fish and Seafood Processing

Districts shall identify and may designate areas of the coast suitable for the location or development of facilities related to commercial fishing and seafood processing.

°The Haines small boat harbor is utilized as a moorage for local and visiting fishing boats. Planning recommendations for the Lutak Inlet and Portage Cove waterfront include provisions for winter dry docking of fishing vessels, encouragement of boat repair facilities and a meeting hall for fishermen.

¹ Recent developments indicate that Foothills Pipelines, Ltd. is no longer considering transfer of oil from large tankers to barges at Haines as part of its Skagway proposal.

A fish processing feasibility study (Combs, 1977) and the consultant's evaluations in the Part I effort, indicate that a fish processing/cold storage facility has economic potential and is locally desirable. Several locations in the Haines area have been considered for a fish processing plant, including the Municipal Dock at Lutak Inlet, the Port Chilkoot dock and tracts adjacent to the Small Boat Harbor in Portage Cove, and the cannery site in Letnikof Cove, outside of city limits.

7. Timber Harvesting and Processing (6 AAC 80.100)

- a. Commercial timber harvest activities in the coastal area must be conducted so as to meet the following standards:
 - (1) The location of facilities and the layout of logging systems must be sited so as to minimize adverse environmental impacts;
 - (2) free passage and movement of fish in coastal water must be assured; and
 - (3) timber harvest and timber management activities must be planned so as to protect streambanks and shorelines, prevent adverse impacts on fish resources and habitats, and minimize adverse impacts on wildlife resources and habitats.
- b. Commercial timber transport, storage, and processing in the coastal area must be conducted so as to meet the following standards:
 - (1) on-shore storage of logs must be encouraged where compatible with the objectives of the Alaska Coastal Management Program;
 - (2) sites for in-water dumping and storage of logs must be selected and conducted so as to minimize adverse effects on the marine ecosystem, minimize conflicts with recreational uses and activities, be safe from storms, and not constitute a hazard to navigation;
 - (3) roads for log transport and harvest area access must be planned, designed, and constructed so as to minimize mass wasting, erosion, sedimentation, and interference with drainage, and must be adequately maintained until they are returned to their pre-road natural drainage patterns (put-to-bed); and
 - (4) stream crossings, including bridges and culverts, must be kept to a minimum number, designed to withstand seasonal high water and flooding, and must provide for free passage and movement of fish.

^oNearly all commercial forests and timber processing activities in the

Haines area occur outside the City of Haines. Some commercial forest stands are present in the southwestern portion of the city and logging has occurred on the northeastern slopes of the prominent hill bordering McClellan Flats. The city recommends that timber harvesting within the city be limited to selective cutting of house logs or firewood on a sustained yield basis. The steep slopes facing McClellan Flats should not be logged because of recreational and scenic quality and potential impacts to the tideflat habitat. No commercial timber transport, storage or processing is anticipated in Portage Cove.

8. Mining and Mineral Processing (6 AAC 80.110)

- (a) Mining and mineral processing in the coastal area must be regulated, designed, and conducted so as to be compatible with the standards contained in this chapter, adjacent uses and activities, Statewide and national needs, and district programs.
- (b) When there is no feasible and prudent alternative to coastal extraction which will meet the public needs for sand and gravel, it may be extracted from coastal waters, intertidal areas, barrier islands and spits.

°All mineral claims and major deposits are located outside city limits. Four gravel and rock quarries are located within city limits in upland areas, (See Figure 14 and Table 5 of the inventory report). These quarries are adequate to meet existing and anticipated future demands.

9. Subsistence (6 AAC 80.120)

- (a) District and State agencies shall recognize and assure opportunities for subsistence usage of coastal areas and resources.
- (b) Districts shall identify areas in which subsistence is the dominant use of coastal resources.
- (c) Districts may, after consultation with appropriate State agencies, Native corporations, and other persons or groups, designate areas identified under (b) of this section as subsistence zones in which subsistence uses and activities have priority over all non-subsistence uses and activities.
- (d) Before a potentially conflicting use or activity may be authorized within areas designated under (c) of this section, a study of the possible adverse impacts of the proposed potentially conflicting use or activity upon subsistence usage must be conducted and appropriate safeguards to assure subsistence usage must be provided.
- (e) Districts sharing migratory fish and game resources must submit compatible plans for habitat management.

^oNo major subsistence activities occur within Haine's city limits. The City does support continued subsistence uses occurring in adjacent areas.

V

MANAGEMENT AUTHORITY

The Alaska Coastal Management Program is operated within the Division of Development Planning in the Office of the Governor. In addition to providing staff services to the newly-formed Alaska Coastal Policy Council, the Office of Coastal Management has responsibility for overall administration and coordination of coastal management in Alaska.

One of the principles of coastal management planning is to utilize to the greatest extent possible existing governmental authorities and agencies. Within state and federal government a number of cabinet-level departments, as well as divisions and agencies within those departments, have statutory responsibilities that relate directly or indirectly to matters of concern in the coastal area. In addition local laws and ordinances which may affect uses and activities within the coastal zone must be incorporated into the district coastal management program.

Described in the following charts are some of the major agencies within the federal and state government with probable involvement in the coastal management plan. Under each agency is listed the major legislation which gives them the authority to carry out responsibilities which may affect coastal uses and activities.

The Alaska Coastal Management Act does not bestow new legal authority on local communities. The Act does require the state agencies to be consistent with district programs but it does not require agencies to relinquish management authority to the district. This means that if a state agency has management authority for a resource within the coastal management district it will have to ensure that it is acting in a fashion consistent with the district coastal management program. Districts on the other hand, cannot indiscriminately block agency operations.

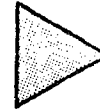
Achieving the proper balance between development and protection of coastal resources is not easy. Difficulty is increased by the number of overlapping interests and authorities which can be involved in any decision. For example, several permits are needed to develop a major mining project and they must be reviewed by many federal, state or local government agencies. Furthermore, the interrelationship of local, state and federal jurisdictions is not always clear.

Both the Federal Coastal Zone Management Act and the Alaska Coastal Management Act set up a system designed to coordinate federal, state and local management activities. An understanding of coastal management authority will clarify the roles and jurisdictions of each level of government. Formulation of a district coastal management program also requires integration of federal, state and local policies which affect coastal uses and activities. An understanding of coastal management

authority will simplify the process of integrating these policies. The following diagrams illustrate the mechanics of the coastal management program on the basis of its formulation, implementation, and results.

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

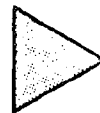
ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE	RESPONSIBILITY	TRANS. & UTILITIES	MINING & MINERAL PROCESS.	ENERGY FACILITIES	TIMBER HARVEST	SUBSISTENCE	FISH & SEA FOOD PROCESS.	COASTAL DEVELOPMENT	RECREATION	OTHER
<u>U.S. Coast Guard</u>										
Ports & Waterways Safety Act 1972 33 USC 1221 46 USC 391A	Regulate marine transportation for safety & protection of environment	X		X						
Steamboat Inspection Act, Tank Vessel Act 46 USC 391A	Inspect carriers of hazardous material	X								
Permit for Private Aids to Navigation 33 CFR 66	Control placement & operation of navigational aids	X		X			X	X	X	
Permit for Bridges Over Navigable Waters 33 CFR 114 33 CFR 115	Approve construction or alter- ations of bridges over navigable waters	X								
High Seas Inter- vention Act 1975 33 USC 1471, et.seq.	Attempt to control spillage of oil from ships if oil threatens coastline			X						
Deep Water Ports Act of 1974 33 USC 1501, et.seq.	Regulate location, ownership, construction, & operation be- yond territorial sea			X						
Permit for Facilities & Vessels to Handle Hazardous Material 33 CFR 125 33 CFR 126 33 CFR 154 33 CFR 155 33 CFR 156	Waterfront facilities & vessels handling hazardous material	X	X	X						
<u>U.S. Army Corps of Engineers</u>										
Marine Protection, Research & Sanctuaries Act 33 USC 1401, et.seq. 40 CFR 220-227	Regulate ocean dumping, initiate program to establish marine sanctuaries	X	X	X	X		X	X	X	

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

ACTIVITIES



ASSOCIATED AGENCY
AND LEGISLATIVE
TITLE

RESPONSIBILITY

TRANS. & UTILITIES

MINING & MINERAL PROCESS.

ENERGY FACILITIES

TIMBER HARVEST

SUBSISTENCE

FISH & SEA FOOD PROCESS.

COASTAL DEVELOPMENT

RECREATION

OTHER

U.S. Army Corps of Engineers (cont.)

Permit for Ocean
Dumping of Dredged
Material
33 USC 1413
33 CFR 324

Regulate transporting dredged
material for purposes of dump-
ing in territorial seas or
contiguous zone

X

X

X

X

X

X

Permit for the Dis-
charge of Dredged
or Fill Material
33 USC 1344
33 CFR 323

Regulate fill or dumping dredge
spoils in or adjacent to tide-
lands, submerged lands, rivers
and wetlands

X

X

X

X

X

X

X

Permit for Struc-
tures or Work Affect-
ing Navigable Waters
33 USC 403
33 CFR 322

Regulate construction of struc-
tures or work such as dredging
affecting navigable waters of
the U.S.

X

X

X

X

X

X

X

Council on Environmental
Quality

National Environ-
ment Policy Act
of 1969
42 USC 4321, et.seq.

Require preparation of EIS for
federal action affecting the
quality of the environment

X

X

X

Bureau of Land Management

Surface Mining
control & Reclam-
ation Act 1977
30 USC 1201 Note

Works in conjunction with state
to reduce environmental impacts
of surface coal mining

X

Outer Continental
Shelf Lands Act
of 1953
43 USC 1331 et.seq.
43 CFR 3300

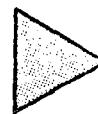
Clarify bidding procedures &
environmental provisions in
federal OCS lease sales; estab-
lish offshore pollution fund
& fishermen's contingency fund

X

X

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

ACTIVITIES



ASSOCIATED AGENCY
AND LEGISLATIVE
TITLE

RESPONSIBILITY

TRANS. & UTILITIES

MINING & MINERAL PROCESS.

ENERGY FACILITIES

TIMBER HARVEST

SUBSISTENCE

FISH & SEA FOOD PROCESS.

COASTAL DEVELOPMENT

RECREATION

OTHER

U.S. Fish & Wildlife

National Wildlife
Refuge Special Use
Permit

16 USC 668
50 CFR 26
50 CFR 29

Govern activities on lands of
national wildlife refuge

X X X X X X X X

Migratory Bird
Treaty

16 USC 703-711

Protect migratory birds

X X X X X X X X

Marine Mammals
Protection

16 USC 1361-1407
50 CFR 18
50 CFR 216
PL 92-522

Provide conservation & protect-
ion of marine mammals

X X X X X X X X

Endangered
Species Act

16 USC 1531-1543

Provide for conservation of
species & habitats of plants,
fish & wildlife endangered or
threatened

X X X X X X X X

Fish Conservation
Management Act 1976
16 USC 1852

Control foreign fishing, estab-
lish fisheries conservation
zone extending 200 miles seaward

X

Sikes Act of 1974
PL 93-452

Provide conservation & rehabil-
itation of wildlife on national
forest land

X

Environmental Protection
Agency

Federal Water
Pollution Control
Act 1972

33 USC 1251, et.seq.
33 USC 1321
33 USC 1288

Provide funds for states to
identify & write regulations
governing non-point pollution
control discharges of pollutants
into the navigable waters

X X X X X X X

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

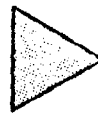
ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE		RESPONSIBILITY		TRANS.	MINING	ENERGY	TIMBER	SUBSIS	FISH &	COASTA	RECREA	OTHER
<u>Environmental Protection Agency (cont.)</u>												
Pollution Discharge Elimination System Permit 33 USC 1341,1342 40 CFR 125	Regulate wastewater discharge into waters of U.S.		X	X	X		X	X	X			
Canned & Preserved Seafood Processing Point Source Category 40 CFR 408	Approves point-source wastewater discharges into waters of U.S. This permit is often adopted as the ADEC wastewater disposal permit							X				
<u>U. S. Forest Service</u>												
National Forest Management Act 1976 16 USC 1600	Clarify how certain forest practices will be carried out on federal lands					X						
Forest & Rangeland Renewable Resources Planning Act 1974 16 USC 1601	Provide lang range planning on national forests					X						
Commercial Fisheries Entry Commission	Regulate commercial fishing by means of species, gear & geo- graphical region							X				
<u>Alaska Dept. of Fish and Game</u>												
Critical Habitat Area Permit AS 16.20.220-270	Regulate projects or actions affecting critical habitat	X	X	X	X		X	X	X			

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE	RESPONSIBILITY	TRANS. & UTILITIES	MINING & MINERAL PROCESS	ENERGY FACILITIES	TIMBER HARVEST	SUBSISTENCE	FISH & SEA FOOD PROCESS.	COASTAL DEVELOPMENT	RECREATION	OTHER
<u>Alaska Dept. of Fish and Game (cont.)</u>										
Protection of Anadromous Fish Permit AS 16.05.870 5 AAC 95.010	Review projects or actions affecting rivers, lakes or streams for spawning of adadromous fish	X	X	X	X		X	X	X	
State Game Refuge AS 16.20.010-080	Regulate work or development within state game refuges	X	X	X	X		X	X	X	
Salmon Hatcheries Permit AS 16.10.400	Governs any hatchery within the state						X			
Fur Seal Act of 1966 16 USC 1151-1187	Regulate taking of fur seals and sea otters					X				
Board of Fish & Game AS 16.05.251 AS 16.10.010-620 AS 16.05.221-320	Determine rules & regulations for hunting and fishing					X	X			
<u>Alaska Dept. of Environmental Conservation</u>										
Pesticide Control AS 46.03.020 AS 46.03.320 18 AAC 90	Regulate use of pesticides and herbicides in public places	X			X		X	X		
Certificate of Risk Avoidance AS 30.25.040 AS 30.25.070 18 AAC 20	Regulate certification of oil tank vessel as to potential for oil pollution within state	X	X							

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

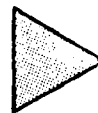
ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE	RESPONSIBILITY	TRANS. & UTILITIES	MINING & MINERAL PROCESS.	ENERGY FACILITIES	TIMBER HARVEST	SUBSISTENCE	FISH & SEA FOOD PROCESS.	COASTAL DEVELOPMENT	RECREATION	OTHER
<u>Alaska Dept. of Environmental Conservation (cont.)</u>										
Oil Discharge Contingency Plan AS 30.25.040 AS 30.25.070 AS 30.020(10)(a) 18 AAC 75.310-340	Require oil spill contingency be prepared by oil terminals and oil tank vessels operating within state	X	X							
Civil Penalties for Discharge of Oil AS 46.03.758 18 ACC 75.520	Establish fines for persons who discharge oil into waters of state	X	X							
Surface Oiling Permit AS 46.03.020 AS 46.03.740 18 AAC 75	Regulate oil treatment of roads	X						X	X	
Wastewater Disposal Permit AS 46.03.020 AS 46.03.100 AS 46.03.050 AS 46.03.090 AS 46.03.720 18 AAC 72 18 AAC 70	Regulate discharges of liquid wastes into waters or onto land of state, except for domestic sewage into approved sewage system	X	X	X	X		X	X	X	
Solid Waste Management AS 46.03.020 AS 46.03.100 18 AAC 60	Regulate disposal of solid wastes except on premises of single-family residence, duplex farm, or small incinerator		X	X	X		X	X	X	

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE	RESPONSIBILITY	TRANS. & UTILITIES	MINING & MINERAL PROCESS.	ENERGY FACILITIES	TIMBER HARVEST	SUBSISTENCE	FISH & SEA FOOD PROCESS.	COASTAL DEVELOPMENT	RECREATION	OTHER
<u>Alaska Dept. of Environmental Conservation (cont.)</u>										
Air Quality Control AS 46.03.010 AS 46.03.140 AS 46.03.170 18 AAC 50	Govern quality of air within state		X		X		X	X	X	
Oil Terminal and Transfer Procedures AS 30.25.070 18 AAC 25	Establish standards for trans- fer of oil between terminals, tank vessels and tank barges			X						
Subdivision Plan Review AS 46.03.020 AS 46.03.050 AS 46.03.090 18 AAC 72.065	Review subdivision of land resulting in greater than 5 lots							X	X	
<u>Office of Coastal Management</u>										
Alaska Coastal Management Program AS 46.40.010 AS 46.40.180 6 AAC 80 & 85	Provide standards & guidelines for land & water planning affecting federal, state and local activities; provide funding	X	X	X	X		X	X	X	
<u>Alaska Dept. of Natural Resources</u>										
Tideland Permit AS 38.05.330 11 AAC 62	Regulate temporary use of state owned tide and submerged lands (less than 5 years)	X	X	X	X		X	X	X	

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

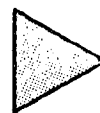
ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE	RESPONSIBILITY	TRANS.	MINING	ENERGY	TIMBER	SUBSIST	FISH &	COASTAL	RECREAT	OTHER
<u>Alaska Dept. of Natural Resources (cont.)</u>										
Tideland Lease AS 38.05.070 11 AAC 62	Regulate use of state-owned tide and submerged lands more than 5 years	X	X	X	X		X	X	X	
Miscellaneous Land Use Permit AS 38105.205 AS 38.05.250 AS 38.05.275 AS 38.05.020 AS 38.05.035 11 AAC 96.010	Regulate activities including installation of roads & util- ities on state-owned lands	X	X	X			X	X	X	
Permit to Appro- priate Water AS 46.15.010 11 AAC 72	Regulate withdrawal of fresh water from source reserved for public use	X	X	X	X		X	X	X	
Material sales AS 38.05.110 11 AAC 76	Regulate sale of sand, gravel, rock, pumice, clay & other materials on state owned lands, tidelands and submerged lands	X	X	X				X	X	
Mining Lease AS 38.05.205 AS 38.05.250 AS 38.05.275	Regulate extraction of miner- als from state-owned lands, tidelands, and submerged lands		X							
Offshore Prospecting Permit AS 38.05.350 11 AAC 82,86,88	Regulate prospecting for miner- als on state-owned tide and submerged lands		X							

ACTIVITIES AND USES RELATING TO
MAJOR LEGISLATION AND AUTHORITY

ACTIVITIES



ASSOCIATED AGENCY AND LEGISLATIVE TITLE	RESPONSIBILITY	TRANS. & UTILITIES	MINING & MINERAL PROCESS.	ENERGY FACILITIES	TIMBER HARVEST	SUBSISTENCE	FISH & SEA FOOD PROCESS.	COASTAL DEVELOPMENT	RECREATION	OTHER
<u>Alaska Dept. of Natural Resources (cont.)</u>										
Gas and Oil Leasing AS 38.05.185-184 11 AAC 82.100-805 11 AAC 8.1.00-630 11 AAC 88.100-185	Regulate leasing of sub- surface oil and gas resources		X							
Land Classification AS 38.05.300 11 AAC 52	Classify state lands, similar to zoning		X				X	X	X	
State Forest Practices Act AS 41.17.010-950	Govern commercial forestry management on state, municipal, and private forest lands			X						
Timber Sales AS 38.05.110 11 AAC 76	Govern sale & contract stip- ulations for timber sale on state land			X						
Subsistence Act HB 960 SL 151	Amend fish & game status to give subsistence use highest priority				X					
Land Sale AS 38.05.045 11 AAC 54	Regulate state land sales						X	X	X	
Land Lease AS 38.05.070 11 AAC 58	Regulate long-term use of state-owned uplands					X				

FORMULATION

Formulation is the construction stage of the Coastal Management Program. The unique aspect of Alaska's district program is that formulation occurs at the local level. Utilizing citizen input the local government devises a plan for the wise conservation and utilization of its coastal areas. Plans must of course be consistent with federal and state policies and guidelines. Integration of federal, state and local policies is necessary for a sound district coastal management program.

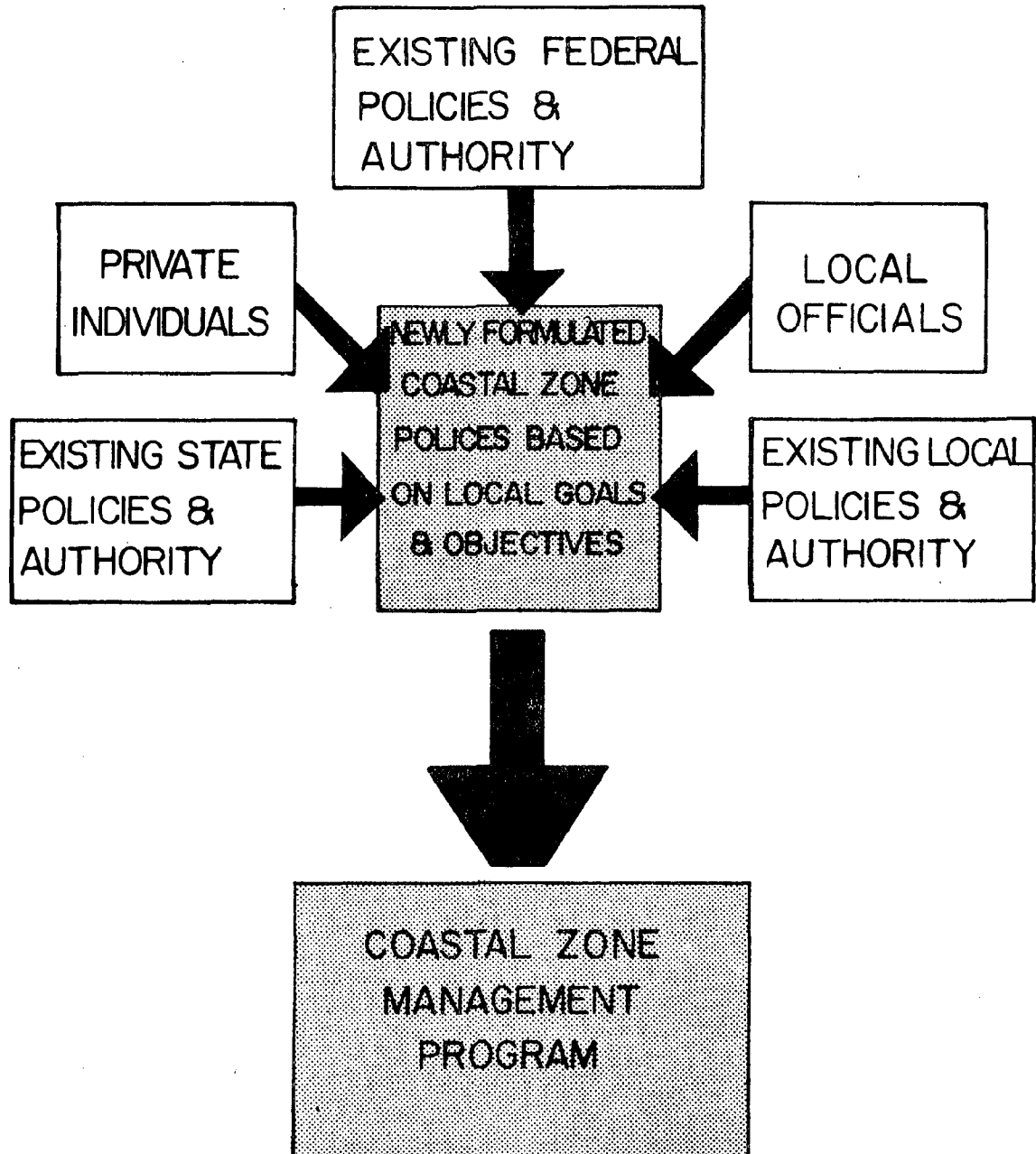
IMPLEMENTATION

Implementation is the utilization of the District Coastal Management Program. The primary concern is coordination. Whereby, existing federal, state, and local government authorities progress efficiently toward decision making in the Coastal Management Program.

RESULTS

Result is optimum coastal management planning based on formulation and implementation of the coastal management program. Optimum coastal zone planning balances resource use with resource protection. The plan is administered and updated at the local level. Once adopted by the federal and state government, the unique feature of the district program is that future federal and state activities which may affect the planning area should be consistent with the district coastal plan.

FORMULATION



IMPLEMENTATION

FEDERAL
POLICIES

STATE
POLICIES

LOCAL
POLICIES

COASTAL
MANAGEMENT

DECISIONS

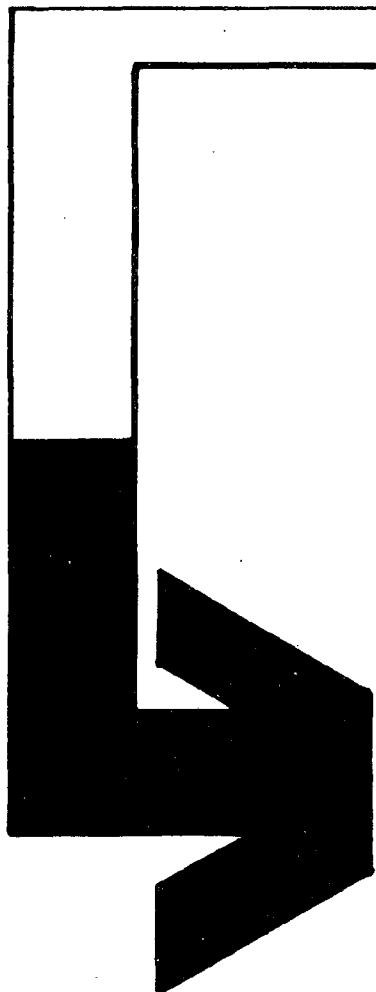
RESULTS

COASTAL MANAGEMENT

RESOURCE
DEVELOPMENT

RESOURCE
PROTECTION

BALANCED



VI

LAND USE PLANNING RECOMMENDATIONS

The land use planning recommendations which follow (Figure 19) emphasize the waterfront along Portage Cove and all lands within the suggested final district boundaries. However, since the City of Haines is a coastal community within the zone of direct interaction (the initial district boundaries required by the Alaska Coastal Management Program Guidelines), and good planning must intergrate coastal planning recommendations with adjacent upland uses, city-wide land use recommendations have been made.

PLANNING CRITERIA

This land use plan reflects the goals and objectives, results of local interviews, review of background planning documents and good planning sense. The goals and objectives are contained in the Part I report. Interviews with members of the Planning Commission, City Council, the OEDP Committee, Chamber of Commerce, concerned businessmen, local individuals and the results of the coastal management questionnaire have provided invaluable direction in devising this plan. Much direction was also given by the Haines Community Development Plan done by Bob Pavitt, and the Planning Commission's proposed zoning recommendations. As in all planning endeavors, existing land use and status, water and sewer service areas, topographic maps, soils and geophysical hazards information were utilized. Finally, the direction given in the Alaska Coastal Management Act and the Standards and Guidelines were utilized to assure adherence to district program requirements. All of this information was synthesized to designate general areas for particular types of land use. Finally, in determining the recommended boundaries of each land use, the following basic planning principles were implemented:

- o recognition of the values of waterfront lands through segregation of the coastal dependent and independent uses and activities
- o consolidation of land use development units where plausible
- o logical expansion of water and sewer systems
- o utilizing back lots rather than street frontages for land use changes where necessary and possible
- o biophysical concerns such as hazards, steep slopes, drainage, soil capabilities for development and important habitats
- o compatability of adjacent land use development units to enhance property values

In a community such as Haines, with its scenic advantages for residents, as well as its dependence on its coastal location for fishing, timber, recreation and trade; planning within the community needs to reflect the diversity of values in a harmonious lifestyle.

Utilizing the various forms of local input, this land use plan for Haines was devised as an objective to work towards to achieve the following:

- o utilize the available waterfront in Haines for its most relevant use
- o maintain and enhance the harmonious relationship of the variety of existing and future coastal land and water uses, activities and values
- o maintain the quality of coastal habitats, scenic values and historic resources
- o assure compatability of waterfront uses and activities with those of adjacent uplands.
- o retain the flexibility to accomodate desirable forseen and unforeseen types of economic development
- o insure development will not radically alter the present character of the community

DISTRICT RECOMMENDATIONS

Lutak Inlet and Portage Cove

The almost one and three quarter miles of waterfront orientation of Portage Cove and the Municipal Dock facility at Lutak Inlet constitute one of Haines' greatest assets.

The city owned Lutak Dock and adjacent dock-side lands, offer one of the best deep water port facilities in Southeast Alaska. Lutak Inlet is well protected from severe winds and the deep water facilitates easier waste disposal. Adjacent uplands offer good building potential and local water supply. The dock is linked to an excellent highway system to the Interior. The site is also well separated from the City's residential area. For these reasons the Municipal Dock lands at Lutak Inlet should be utilized for marine dependent and marine related heavy industrial and transportation purposes.

With the potential for major shipment activities for the Shagwak Highway Project and the Alaska Natural Gas Pipeline or development of a fish processing/cold storage plant, the city should investigate the establishment of a Port Authority to promote and manage the Haines Municipal dock facility. One advantage of a port authority is insurance in separation of liability from the City. Construction of a barge off-loading facility, surface improvements, fender system construction, and dredging should be pursued. The city should also consider purchase and annexation of additional lands near the Municipal Dock and the intervening land along the waterfront and on both sides of Lutak Road. Bringing this valuable land, with its transportation and industrial development potential into the city's jurisdiction will permit long range planning of the area to the benefit of the entire community, as well as assuring police and fire protection to this important facility.

The state may lease portions of the Haines Tank Farm to conduct a pilot program in vessel maintenance and refueling. The state may, in addition, improve the watering system and store oily bilge waste at the facility. The City should work to encourage the state to acquire the federally surplus Tank Farm which could add up to 20 permanent jobs.

The city should establish a working relationship with the Shagwak highway construction effort and officials of Northwest Alaska Pipeline Company and Foothills Pipeline Ltd. to minimize housing and community facilities impact while maximizing economic benefits of shipment of construction materials. These activities should occur at the Haines Municipal Dock at Lutak Inlet, though additional storage sites should be utilized at inland locations to allow room for other marine dependent uses and activities.

Public and private property fronting on Portage Cove can best serve the community and property owners by utilization for a variety of marine-related purposes. Portage Cove is a prime scenic and tourist attraction, is heavily utilized by fishing and pleasure boats. The Cove is also immediately adjacent to the city's historic, cultural, recreational and residential areas, does not offer the excellent deep water facilities like the city's Lutak Dock. Therefore, heavy industrial and transportation activities, such as transshipment of construction supplies and equipment, oil and gas developments or fish processing, should be excluded. This conclusion is also supported by the results of the questionnaire.

The small boat harbor and waterfront lands immediately to the south should be designated as public lands to recognize their value to the entire community. Within this area, boat harbor expansions and harbor and tourist related on-shore facilities would be encouraged. Along this line, the City should encourage the construction of a boat fueling facility at the small boat harbor.

Private lands to the north and south of the boat harbor area should be utilized for water related light industrial and commercial activities such as boat repair and maintenance facilities, dry docking of fishing boats, restaurants, art and gift shops which highlight the coastal setting and other marine related cottage industries. Where these waterfront units border on existing residential areas, uses should be compatible with residential desirability. The best sites for marine related development are just north of the boat harbor and along the Port Chilkoot waterfront.

Further to the north and south, waters generally become shallower and less protected and access to facilities and services becomes more difficult. The state tidelands and associated beaches at the north and south ends of Portage Cove offer fine views of the City for ferry passengers from Lutak Road and campers at the Portage Cove Wayside respectively. These areas would best serve the community if managed to protect their scenic, recreational, open space and wildlife value. The city should consider acquisition of private lands in these areas which lie west of Beach and Lutak Roads (See Figure 19), as they are of value to the public and not ideally suited for private waterfront development.

Because of its historic, scenic, cultural and tourist values, Fort Seward has been recommended as an AMSA and included in the district coastal management boundaries. Recommended land use designations reflect the existing uses and include a mixture of residential and tourist related commercial activities for the Fort's main structures and compatible waterfront related light industrial and commercial uses of the warehouses and dock areas. Fort Seward and the small boat harbor form the core of the recommended Scenic and Historic District.

Due to the importance of the water front to the City of Haines, these recommendations should be part of an action program developed in further detail in Phase II Implementation Program.

McClellan Flats and Associated Lowlands

Because of their very nature, tidelands preclude major waterfront development. The steep slopes bordering McClellan Flats within City limits are also not suitable for major developments. The uplands bordering on McClellan Flats would be suitable for low density residential developments where adequate slopes and soils exist. The recreational, scenic and habitat values of this corridor should be maintained.

Lowlands associated with the slough north of Jones Point fall within the zone of direct interaction within the western limit of the City of Haines. Drainage in this area is poor with high water table, localized flooding and the potential of some inundation in the event of a major tsunami, seiche or storm surge. The soils consist of silty clay loam over plastic silty clay. These soils cannot be artificially drained, are unsuitable for septic tank systems, have poor bearing capacity and are extremely susceptible to earthquake hazards. (See discussion on soils in the inventory report). Therefore, it is recommended that this area be designated for light industrial and storage uses. Residential development is not a desirable use because of the incompatibility with industrial uses and the poor soils and drainage. Mobile home parks would be an acceptable conditional use in higher areas. Mobile homes do not have foundations and, therefore, would not be subject to as much seismic risk. They would be required to hook up to the city's sewer system.

With development of the Small Tract area and Chilkat State Park to the south, and possible light industrial, storage and transportation related activities to the north, it may be useful in the future to develop the jeep road adjacent to McClellan Flats into an arterial road linking with Sawmill Road and Mud Bay Road (Pavitt, 1978).

Recommendations for Remaining Uplands

To integrate the waterfront land use recommendations with existing and potential upland uses (and provide some assistance to the Planning Commission in their efforts to develop a revised zoning map) some city-wide land use recommendations have been developed.

Public lands should be designated as part of the City's comprehensive plan and zoning ordinance (Pavitt, 1978). The public lands development unit is intended to include public and quasi-public institutional uses, open

lands, and land reserved for public and institutional use. The Public Lands district in the city core, along the Haines Cut-Off Highway, would include schools, the library, playgrounds, hospital, municipal center, sewage treatment plant, fairgrounds, proposed city park and future centrally located public facilities. The public lands units designated for the northern portion of the city include state lands on steep slopes. This area is an important aquifer recharge area. Intensive development of this land is prevented by the steep slopes, potential drainage and erosion, landsliding problems, difficulty of access and lack of water and sewer.

The recommended light industrial, storage and transportation-related use designation for the zone of direct interaction along the western edge of the city limits is expanded to include complete lots on the poorly drained plastic clay soils and to pick up existing uses of this nature along Haines Cut-Off Highway and the Union Street truck route.

The original Haines townsite has been broken into three land use designations. A core commercial district is proposed along mainstreet. The bulk of "heavy" commercial activities would occur in this unit, which would not be recommended for residential use. Adjacent areas would be designated for a compatible mixture of residential and light commercial and business uses. These areas would be primarily residential in nature, but allow small family businesses, offices and other developments compatible with the residential atmosphere.

Higher density residential land use is recommended in those areas which are currently residential and where water and sewer service exist or are easily expanded. Large tract single family residential land use is recommended on lands with steeper slopes or where water and sewer service is lacking and not likely to be expanded.

Within the city limits, growth and development is most likely to occur on the large tract of privately owned property south and east of the State Fairgrounds. Utilization of this area will eventually include residential, commercial, industrial and public uses. Suggested for this area is the flexibility that can be achieved through "planned unit development" as recommended by the Community Development Plan (Pavitt, 1978). This unit would include the area within the coastal district boundaries bordering McClellan Flats.

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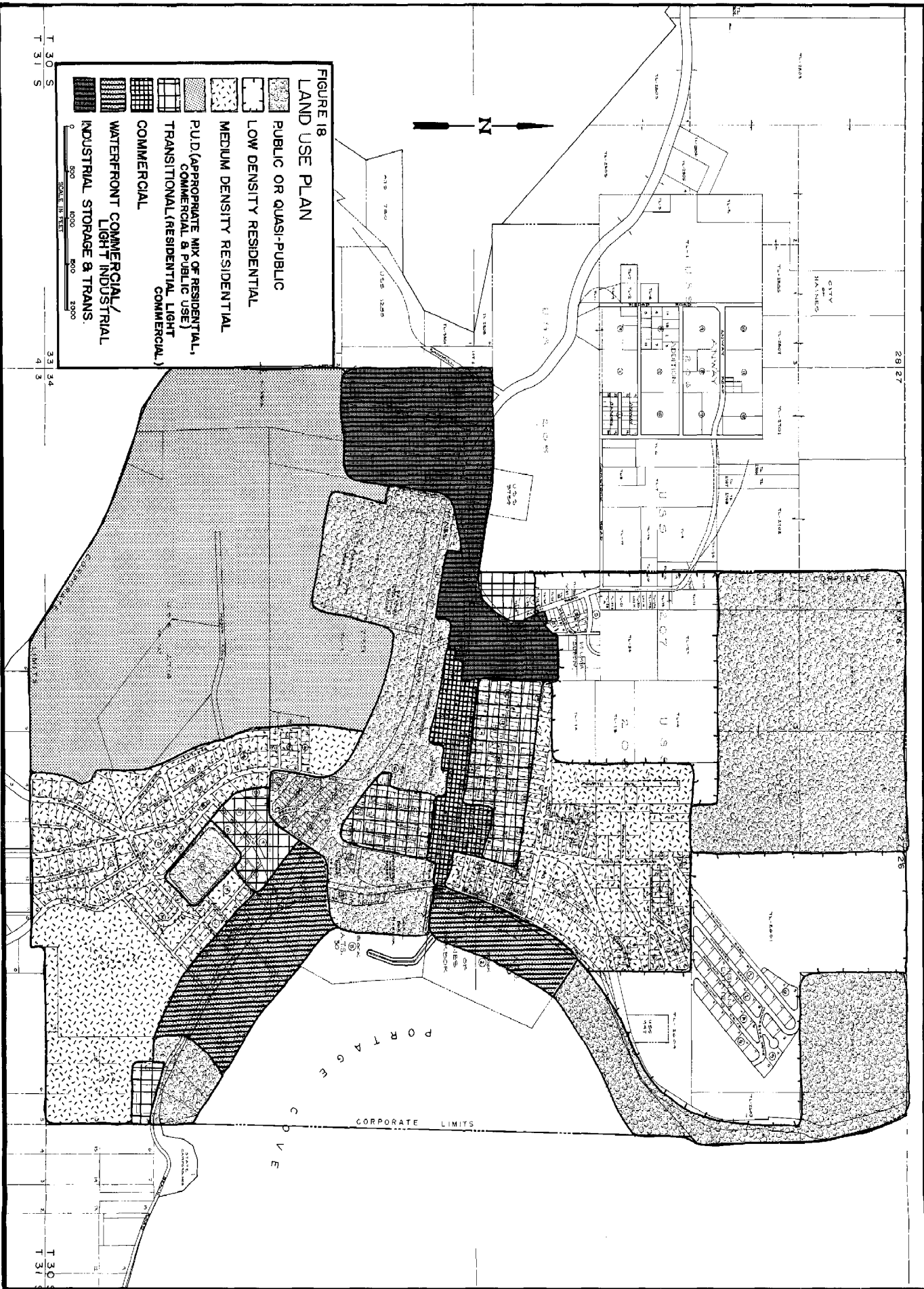
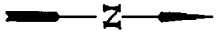
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FIGURE 18
LAND USE PLAN

- PUBLIC OR QUASI-PUBLIC
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- P.U.D. (APPROPRIATE MIX OF RESIDENTIAL, COMMERCIAL & PUBLIC USE)
- TRANSITIONAL (RESIDENTIAL, LIGHT COMMERCIAL)
- COMMERCIAL
- WATERFRONT COMMERCIAL, LIGHT INDUSTRIAL, INDUSTRIAL STORAGE & TRANS.

0 500 1000 2000
SCALE IN FEET



28 27
26

HISTORIC AND SCENIC DISTRICT

Fort William H. Seward (Port Chilkoot) and the original townsite of Haines have been identified by the Haines Historic Advisory Committee as an area having historical assets (Figure 20). The unique historic significance and cultural value of Fort Seward has already been discussed. Thirty-seven buildings, 50 or more years old, have been identified in the original townsite area from Front Street to Sixth Street between the north side of Main Street and View Streets. The value of this area to the community's heritage is recognized. Future developments and planning efforts should enhance the charm and character of the old townsite area.

Fort Seward and the waterfront form the core of the City's historic, scenic and tourist attractions. With scheduled completion of a lightering facility for tourboats and a float plane mooring, this area will become even more of a focal point for tourists and visitors. The small boat harbor and Port Chilkoot dock are also the focus of marine-oriented activities in Portage Cove. Lands within this area are utilized for a variety of industrial, commercial, residential and public uses. For these reasons this area has been recommended as an Area Meriting Special Attention. To assure that this AMSA is utilized at its fullest potential, yet retain its historic, scenic, tourist and public value, it is recommended that the City establish these lands as a Historic and Scenic District and adopt specific policies and ordinances for its protection.

Residential, commercial, marine-related light industrial and public uses would be allowed if consistent with adopted individual zoning units within this district and if these uses maintain or enhance the historic, scenic, tourist and public values. Specifically, development of the small boat harbor and adjacent city lots, the Presbyterian Mission Reserve and Tlinget Park should be oriented to public uses for residents and visitors. Residential and tourist-related commercial uses which stabilize and restore Fort Seward's main structures in keeping with that Dock and associated Fort Seward warehouses could be utilized for marine-related light industrial and commercial purposes which would not detract from the historic, scenic and maritime flavor. These marine-related industrial and commercial activities should not detract from the scenic integrity of the Fort as seen from the waterfront, and should, whenever possible, stabilize and restore existing Fort structures in keeping with the historic architecture. To assure that these concerns are met, specific zoning ordinances or land uses permit requirements should be drafted and adopted within the Historic and Scenic District. Within this district the City's anti-litter ordinance should also be strongly enforced.

Specific Recommendations for Historic and Scenic District

The public lands near the boat harbor should consider activities or developments such as: construction of restroom facilities, a meeting and information area for local fishermen, facilities for pleasure boaters and tourists, expansion and segregation of boat harbor parking from the immediate beach-front (where a walkway and picnic tables could be placed), a locally operated charter boat service out of the small boat harbor. Such a charter service should coordinate with local tour bus operators. These

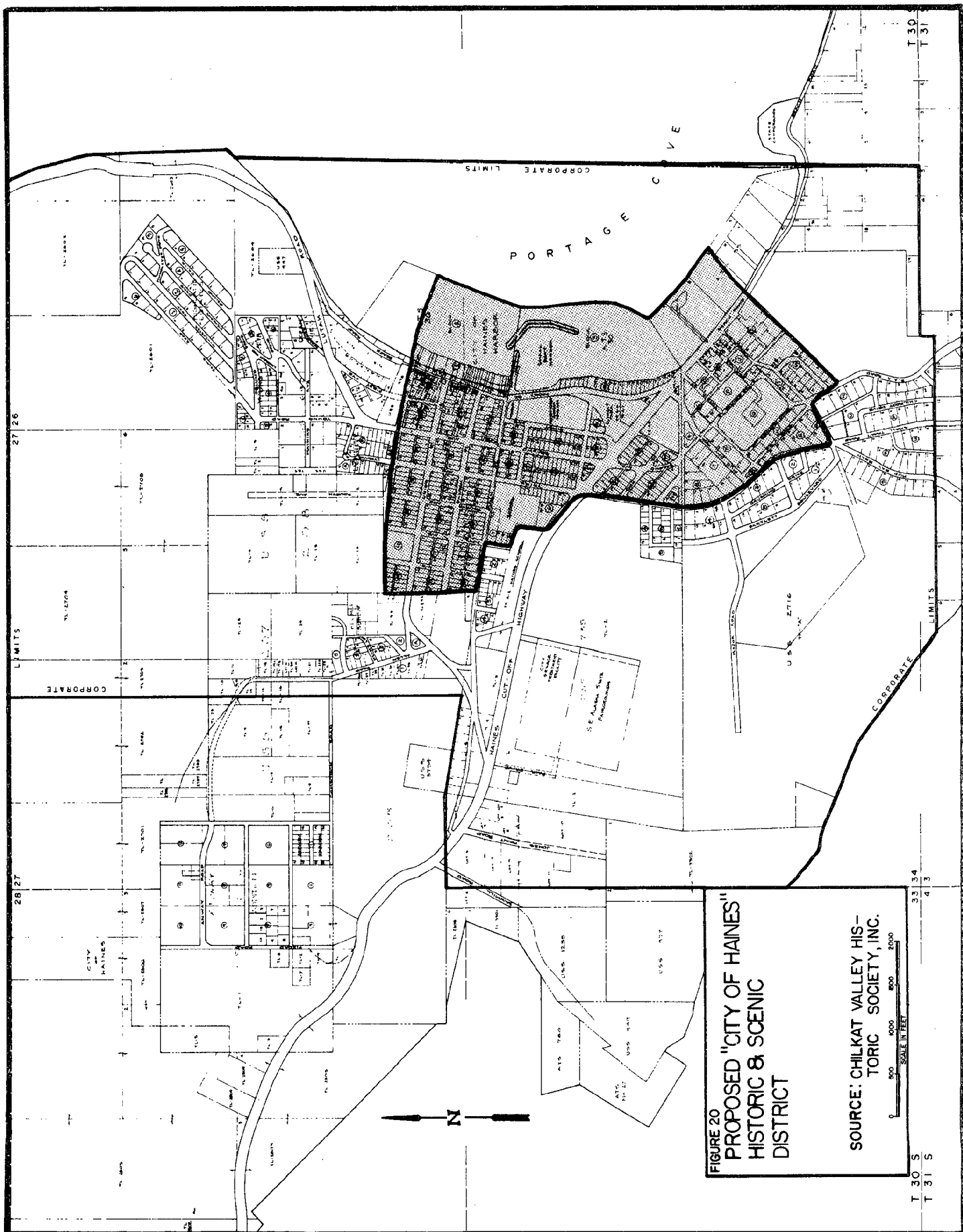


FIGURE 20
PROPOSED "CITY OF HAINES"
HISTORIC & SCENIC
DISTRICT

SOURCE: CHILKAT VALLEY HISTORIC SOCIETY, INC.

SCALE IN FEET
0 500 1000 1500 2000

public waterfront lands join the public and quasi-public lands of the Presbyterian Mission Reserve (which includes the Sheldon Museum) and Tlinget Park. A walkway could be developed from the boat harbor along the waterfront and up through Tlinget Park and to the Halsingland Hotel and Fort Seward parade grounds. Similarly, an attractive waterfront path could be developed along the waterfront to the scenic Port Chilkoot Dock and up to the Fort Seward parade grounds. Marine-oriented activities such as boat repair and maintenance facility, marine supply store and dry docking of fishing vessels would be encouraged to strengthen the local economy and add to the tourist appeal. Local restaurants, art and gift shops could cater to waterfront tourists. Presently, the waterfront along Beach Road on either side has several abandoned boats; old, unused and deteriorating wharfs, miscellaneous debris and litter. A clean-up campaign launched in this area could enhance the waterfront and add immensely to its visual appeal. One or two of the abandoned boats in better condition could be spruced up a bit and left in place with some of the old wharfage that would be difficult to remove. These items would add a historic and maritime flavor to this waterfront walkway.

Designation of this as an AMSA and as part of a Historic and Scenic District of public value managed by the City of Haines, in combination with the Fort's listing on the National Register of Historic Places, will increase the likelihood of acquiring federal and state financial assistance for historic restoration and public use development projects such as those previously recommended. Potential sources of funding that could be pursued include:

- °National Historic Preservation Fund - Historic Preservation

- Grants-in-Aid Program (State Historic Preservation Officer - Alaska Division of Parks)

- °Historic Preservation Loan Program (FHA insurance)

- °Tax Incentives for Rehabilitating Historic Buildings

- °Local Public Works Capital Development and Investment Program
(Economic Development Administration)

- °Community Development Block Grant Program (Housing and Urban Development)

- °Coastal Zone Management Act of 1976 Grant Program (NOAA, Department of Commerce)

°Land and Water Conservation Fund (Alaska Division of Parks)

°Trails and Footpaths Program (Alaska Division of Parks)

°Local Service Roads and Trails Program (Alaska Department of
Transportation and Public Facilities)

°Outdoor Recreational, Open Space, and Historic Properties
Development Fund Grant Program (Alaska Division of Parks)

GENERAL RECOMMENDATIONS

Fish and Seafood Processing

The City should encourage the development of the commercial fisheries industry by contracting a feasibility study for a seafood processing and cold storage facility and by providing incentives such as a favorable lease agreement or tax structure. The feasibility study should determine the design criteria for the plant, based on an analysis of available fisheries resources and the potential for obtaining commitments from local fishermen to deliver their catch. When the dimensions and requirements of the plant have been determined, a specific site location can be chosen. A financial package should be prepared and distributed to potential processors outlining the necessary capital investment and the economic incentives which the City would provide. While a similar feasibility study has been prepared for several Southeastern locations, including Haines, this study is now outdated and utilizes costs in the analysis which should be modified considerably to more accurately reflect the Haines situation. The processing facility would include a dock and cold storage facility. It would be designed primarily for freezing salmon, but would have capability for processing other types of seafood such as tanner crab. It could provide ice and other services for the fishermen and tenders and would employ local residents in both temporary and year-round positions. The funds for a feasibility study could be applied for under Section 306 of the Federal Coastal Zone Management Act.

A dock is the most expensive initial item in establishment of a fish processing plant, therefore, the plant's location is limited to a site near either the Haines Municipal Dock (Lutak) or Port Chilkoot dock. Since the Lutak dock does not need major repairs, is city owned, and has more suitable dock-site land available, it would have a strong advantage over the Port Chilkoot site. Lutak Inlet is also better protected, and the deeper water facilitates easier waste disposal. The Lutak site is adjacent to the ferry terminal which may be utilized for transport of products. Potential obnoxious odors in downtown Haines and Port Chilkoot would also be avoided. However, some potential exists for interference with highway and gas pipeline construction transshipment activities, but with proper planning can be minimized. Results of our questionnaire indicate that residents are strongly in favor of establishing a fish processing plant in Haines and clearly prefer that the facility not be located in Portage Cove, therefore, it is recommended that the city consider reserving a portion of the Lutak dock for a fish processing facility. Temporary use of this portion of the dock should be allowed until plans for the facility are finalized or until it is clearly demonstrated that the facility is not feasible, at which time more permanent utilization of this space could be allowed.

Recreation and Tourism

The phenomenal growth of the recreation industry and relative lack of competition for this market in Southeast indicates recreational attractions should be pursued before other tourist attractions.

A prospectus highlighting the unique recreational and tourist opportunities should be prepared for potential tourist outfitters and tour operators. The city should adopt a unique image. Along these lines one suggested by a local resident is "Haines gateway to parks and the arts".

Development of the Tourist Industry

- ° In conjunction with the Sheldon Museum and Cultural Center, construct an eagle/wildlife/natural history interpretive center focusing attention on the seasonal gathering of eagles in the Chilkat Valley.
- ° Restore and develop appropriate sections of Fort William H. Seward as a military museum.
- ° Prepare and implement a tourism promotional plan which will highlight Haines for its natural beauty, cultural diversity, and historic significance.
- ° Support expansion of Chilkoot Wayside and continued development of Chilkoot State Park.
- ° Support the development of private sector tourist-recreation facilities such as Alaska Indian Arts.
- ° Support the development of private sector tourist-recreation facilities such as a charter boat service as a viable activity based in Portage Cove through the development of an economic feasibility analysis.
- ° Develop Historic and Scenic District is an excellent means of enhancing the tourist appeal of Haines.

The city is encouraged to continue to develop a five year recreational and trails plan and seek additional funding and technical assistance from the State Division of Parks and federal Heritage, Conservation and Recreation Service. This plan would include the recommendations for the Historic and Scenic District. In addition, the topographic bench on the State land parcel above highland estates offers excellent views of Lynn Canal, the City and is on the Mt. Ripinsky Trail. Development of a proposed lookout and picnic area is recommended on this bench. Recreation and trails planning should also be included in the proposed Planned Unit Development for the undeveloped southwestern portion of the City.

Aquisition of Planning Power in the Borough or Study Area

If a major industrial opportunity were to confront the borough, the local governmental structure would be ill-equipped to deal effectively with such impacts. As a third class Borough the authority is not available to manage such development in a manner beneficial to the local citizens. By locating outside of the corporate limits of the City of Haines, a developer would be free of virtually any coordination, cooperation or regulatory authority. He could engage in land use activities without regard for the social, economic or fiscal impacts that might prove damaging to local residents and the community.

In addition, a third class borough does not have the power to effectively serve the needs of its people for basic services. Police and fire protection, road maintenance, drainage, street lighting, animal control, libraries, flood control and solid waste are some of the services that a second class borough or consolidated government can offer to service areas which choose to form, as well as the protection of zoning and subdivision regulation on an area-wide basis.

Recognizing that neither city/borough consolidation nor second class status for the Haines Borough have been popular concepts in the past, it is nevertheless recommended that the community take a long hard look at the governmental options available to it, and to the benefits that could be gained by upgrading the borough to second class status. It is further recommended that the City of Haines investigate seriously the benefits of an annexation program concentrating on the residential subdivision east of Piedad Road near the city limits, and the northern area to and including the Lutak Dock facility (see map on page 52). Later, consideration for annexation might include the steadily developing Small Tracts and other lands immediately south of the present southern city limits. The Municipal Code (Title 29, Alaska Statutes) provides for "differential tax zones" which are somewhat similar to service areas in a borough. Using this provision, (AS 29.53.405), residents of areas proposed for annexation might be encouraged to favor such annexation knowing that they would be paying only for those city services that they would be receiving. (In the Matanuska-Susitna Borough for instance, planning services accounted for less than two percent of the borough's budget). It might be well for the City Council to schedule a work session with personnel of the Local Government Assistance Division of the State Department of Community and Regional Affairs to further research the potential of such an annexation program. Other topics for such a work session might include Home Rule status for the City of Haines (which would permit increased flexibility of sales tax assessment and collection); and the subject of City/Borough consolidation into a single home rule municipality (which would also have the "differential tax zone" feature).

The Office of Coastal Management, in their Program Document (May, 1978) has identified the unique problem of Haines being a first-class city in a third-class borough:

The Haines Borough is the only third class borough in Alaska. Planning and zoning authority may be assumed by a third class borough on a service area basis if:

A majority of voters in a general election vote to provide for planning, platting and zoning on a service area basis; and the exercise of these powers is established by ordinance by the borough assembly, and approved by a majority of qualified voters residing within the service area and voting on the question at a regular or special election.

Planning and zoning are not a mandatory function of third class boroughs. Thus, the Haines Borough could presumably become a coastal resource district if a service area (or areas) encompassing the coastal zone outside the City of Haines was established. But until this step is taken, the Haines Borough is not a coastal resource district. Alaska Statute 38.05.037(b) conveys authority to the Division of Lands in the Department of Natural Resources to exercise its zoning power within any portion of a third class borough covered by the Alaska Coastal Management Program if the Municipality has not done so.

The Coastal zone outside the City of Haines does offer development potential and contains important commercial fisheries habitat.

In particular, development is likely to occur along Lutak Inlet in association with transshipment of materials for the Shakwak Highway Project and Alaska Natural Gas Pipeline. The Lutak area is also the proposed transfer site of oil from large tankers to barges in Foothills Pipelines Ltd.'s proposal to deliver North Slope crude to the midwest via Skagway.¹ Therefore, if establishment of the borough as a second class borough is not a valid option, it is our recommendation that the City and Borough of Haines jointly consider the establishment of a coastal resource service area encompassing the southwestern shores of Lutak Inlet to the city limits. This area could then become part of the coastal district, and planning can be recommended and adopted at the local level.

¹ Recent developments indicate the transfer option near Haines has been dropped in the Foothills Skagway proposal.

ORGANIZATION AND IMPLEMENTATION

One of the program elements required under Guidelines for District Coastal Management is (ACC 85.030) Organization. The requirement states:

Each district program must include a description of the district program organization for coastal management. Budgetary and staff needs and, where appropriate, a schedule for necessary reorganization must be included.

EXISTING CITY ORGANIZATION

The City is a General Law Municipality under a Mayor/Council form of government which vests major organizational responsibility in the office of the Mayor. The Mayor is responsible for the preparation and execution of the Budget, Capital Improvements Program, Annual Report, Financial Report and enforcement of codes and programs. The City is staffed with an Administrator whose responsibility includes assisting the Mayor in the legislative responsibilities outlined, along with serving as a City Administrator with personnel, and administrative responsibilities. The City is staffed with seven departments with responsibilities as follows:

PUBLIC WORKS: Maintenance of city property including equipment, vehicles, streets, buildings and docks. Some minor construction (under \$50,000) is accomplished through this department. The department is staffed with 4.55 employees, with one employee responsible for the Water and Wastewater Treatment division.

POLICE: Enforcement of city ordinances and maintenance of law and order in the community. The department is staffed with three enforcement officers plus four reserve officers.

FIRE: Has fire fighting and emergency medical capabilities with a full time staff person supported by volunteers.

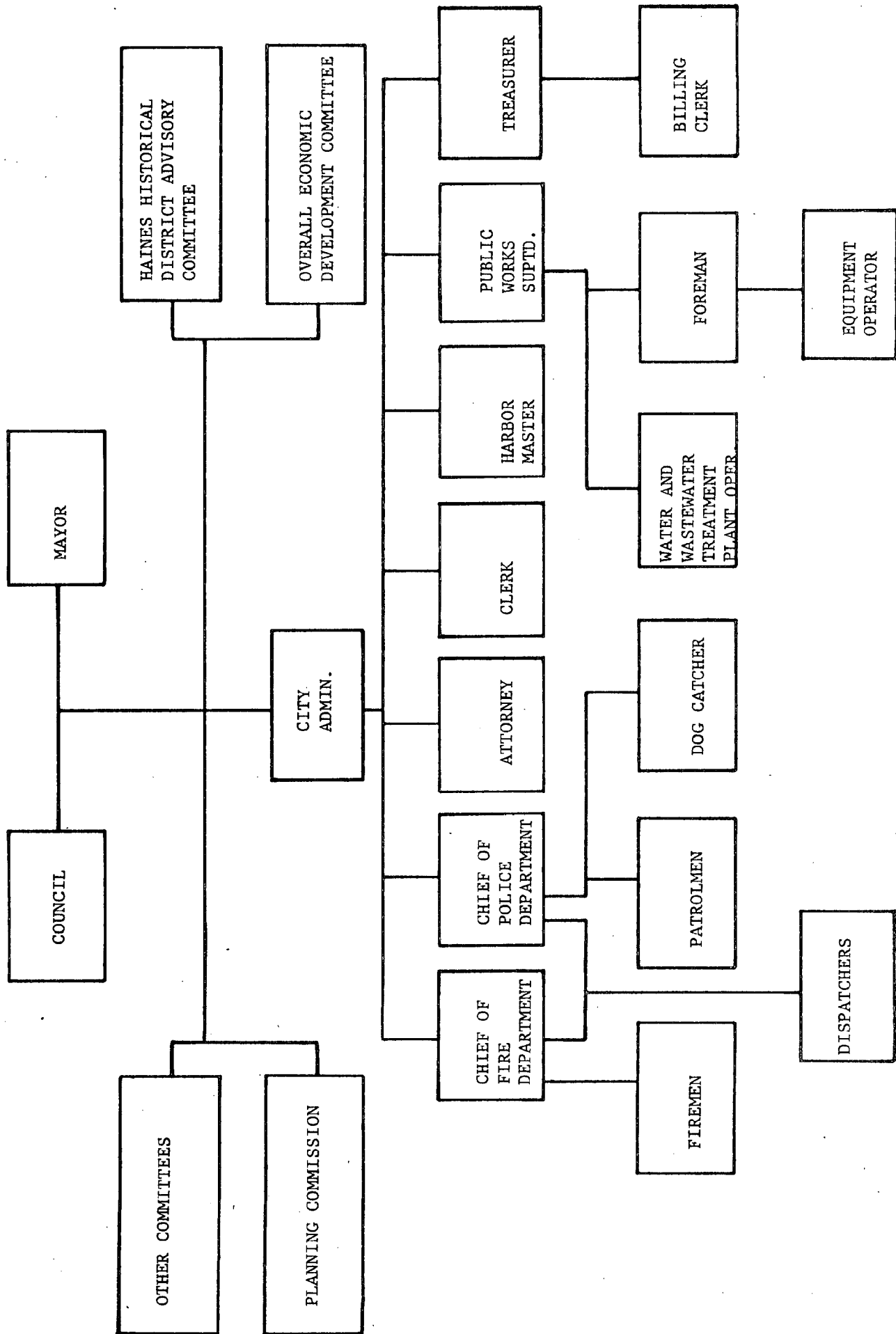
HARBOR MASTER: Charged with the maintenance and management of the city harbors.

ATTORNEY: Legal services are utilized on an as-needed basis.

CITY CLERK: Keeps all administrative records, takes minutes of meetings and serves as prime public contact person.

CITY TREASURER: Responsible for maintenance of the financial records of the city.

ORGANIZATIONAL CHART FOR THE CITY OF HAINES



The city also has a Planning Commission which serves as a review board for city plans, subdivisions, rezoning applications, and land use permits of greater than ministerial nature. The commission has also been involved in some normal staff functions such as review of mobile home parks for compliance to city regulations and commission approval. Other related committees which serve the mayor and council include the Overall Economic Development Committee and Haines Historical District Advisory Committee. The Chamber of Commerce should be mentioned for its role as a moving force in the community development though it functions separate from the government.

IMPLEMENTATION:

The implementation of the Haines Coastal Management program should be accomplished through four distinct actions being:

- (1) adoption of the Phase I Coastal Management Plan
 - (2) development of Phase II implementation programs and development regulation
 - (3) adoption of Phase II Programs and Ordinances
 - (4) establishment of a Department of Coastal Management and Community Development.
1. Adoption of Phase I Haines Coastal Management Plan Report: The Background Report and Coastal Management Plan is ready for City Council final hearing and adoption not sooner than thirty days from the date of initial advertising. Action of the council should take place not less than thirty days from the hearing date. As soon as city approval is obtained, the report can be presented to the Alaska Coastal Policy Council for adoption.
 2. Development of Phase II implementation programs and ordinances. Each of the recommendations outlined in this report are desired courses of action to be pursued by the city, however immediate attention and an action program is to be developed in Phase II for the following programs outlined by the city:
 - A. Port and Harbor Development Activities
 - ° Acquisition by the State of Alaska of the federally surplus Haines Tank Farm and conversion of same to a maintenance, refueling and watering facility for the Alaska Marine Highway System
 - ° Construction of a barge off-loading facility, surface improvements, fender system construction and dredging at the Haines Municipal Dock
 - ° Construction of a boat fueling facility at the Haines Small Boat Harbor

- ° Preparation of a plan for the development of the waterfront
- B. Development of the Tourist Industry
 - ° In conjunction with the Sheldon Museum and Cultural Center, construct an eagle/wildlife/natural history interpretative center focusing attention on the seasonal gathering of eagles in the Chilkat Vally
 - ° Restore and develop appropriate sections of Fort William H. Seward as a military museum
 - ° Prepare and implement a tourism promotional plan
 - ° Support the development of private sector tourist facilities (such as Alaska Indian Arts)
 - ° Clean development of and beautification of the community through city-wide enrichment programs and stricter enforcement of city development and appearance ordinances.
- C. Support the Development of Fish Processing-Cold Storage Facility.
- D. Develop a Five-Year Capital Improvements Program with Priority Given to:
 - ° Upgrading streets
 - ° Extending sewer and water mains

The action program will identify the sources of funding which may be applicable to the specific project. It will outline costs to the city and what actions must be taken in order to qualify for the applicable funding, and recommend the appropriate steps to be taken to implement the project. For example: Sources of financing expansion of the Haines Municipal Dock could possibly be funded through Economic Development Administration Title IX and Coastal Energy Impact funds identified under Section 308 of the Federal Coastal Management Act. Specific impact funds and studies could be conducted as a result of the anticipated impact the natural gas pipeline construction would have on the port and community facilities in Haines.

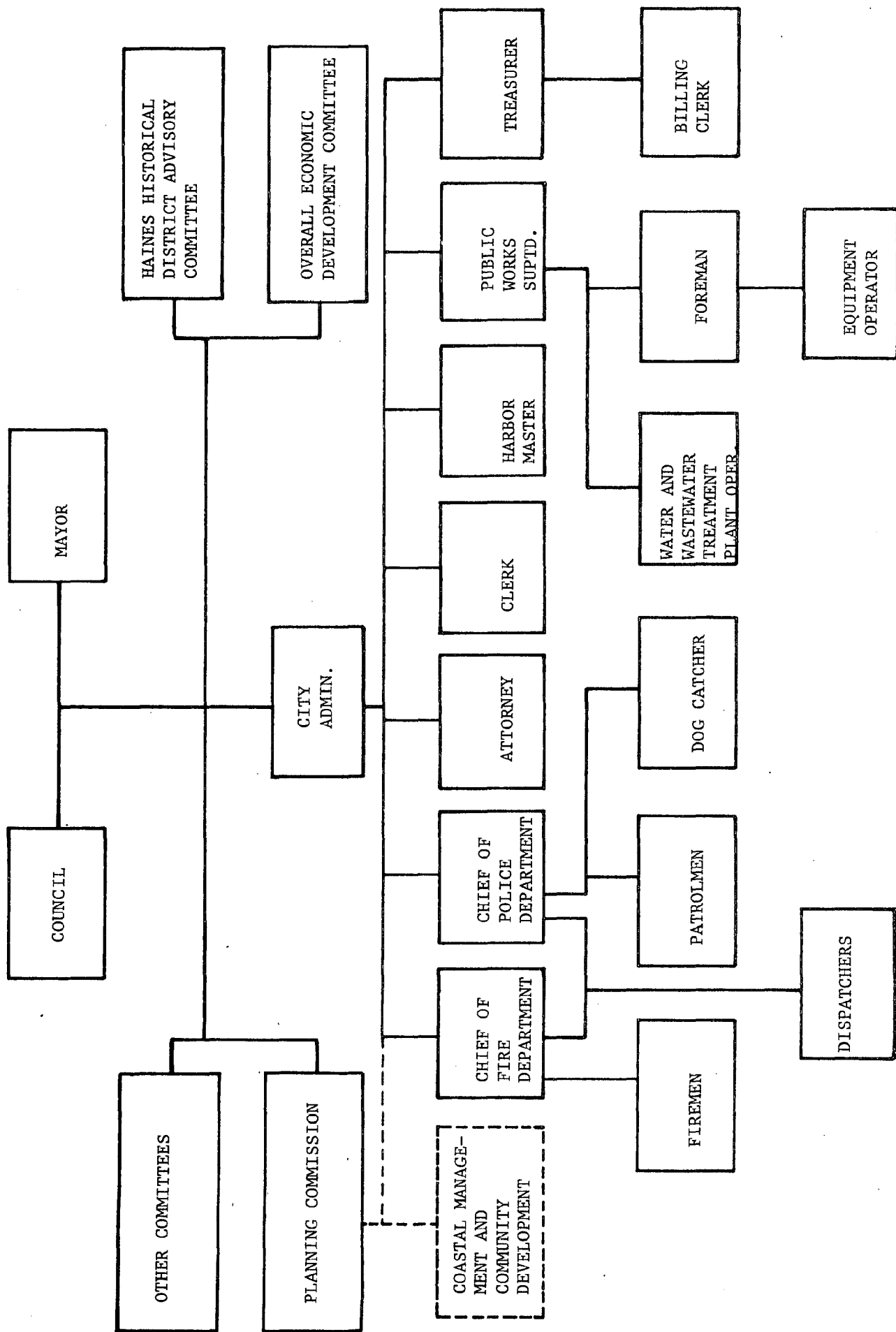
- E. Improve the Form of Local Government by:
 - ° Revision of city development codes (re: zoning, subdivision) to meet Community Development and Coastal Management needs by:
 - a. Utilization of the existing city codes and subdivision zoning regulations by developing additional zones, including a waterfront commercial and light industrial district, a Historical and Semi-Public and Semi-Private district, plus revamping existing districts to reflect coastal management concerns along with a revision of the administrative provisions to reflect the organizational needs of the city council.

- b. Develop an alternate approach which includes complete overhaul of the zoning code utilizing newly developed incentive regulatory approaches which cover a multitude of community concerns and impacts such as economic development, community appearance and flood hazard. This comprehensive approach to community development has been investigated by the Alaska Planning Association and the Office of Coastal Management and determined to be permissible as a viable alternative to land use restrictions by zoning. The system is highlighted by positive approach in promoting compliance with community objectives through incentive programs and its comprehensiveness in covering management concerns broader than the surely restrictive aspects of use, bulk and height regulations common to normal zoning.

° Establishment of a City Department of Coastal Management and Community Development. The actual details as to the funding sources, budget and organizational relationship, and task assignments would be part of the Phase II Implementation Program, however, some preliminary information and recommendations are in order.

- a. Funding Sources. Title 306 monies (Coastal Management Implementation Funds) could be used for (personnel) costs, supplies, overhead equipment and feasibility studies. Also Farmer Home Administration has funds for staff assistance. E.D.A. may have some staffing funds because the city has an Overall Economic Development Plan. C.E.T.A. also represents a potential source for personnel funding needs.
- b. Organizational Relationships. The department could supply staff services to the Planning Commission, Overall Economic Development Committee and the Historical District Advisory Committee as a line department under the direction of the City Administration (see Figure 22) with responsibility for permit review, code enforcement and program implementation.
- c. Task Assignments. Specific assignments and priorities would be identified in the Phase II report, however, permanent assignments could include, preparation of Overall Economic Development Plans (update required annually by EDA). Preparation of Applications for Grants in Aid, administration and enforcement of community development codes such as flood management regulations, building codes if adopted, along with staff assistance to council committees mentioned previously.
- d. Budget. The initial staff requirements would be evaluated and identified in Phase II, however, an example of a monthly Department budget expenditure is as follows:

ORGANIZATIONAL CHART FOR THE CITY OF HAINES (PROPOSED)



*Professional Service Retainer	\$ 1,500.00
1 Professional Staff	2,400.00
1 Clerical Aide	1,400.00
Rent 500 square feet @\$.75/ft	375.00
Equipment and Furniture (amortized)	225.00
Expenses (travel, phone, etc.)	250.00
Office materials (maps, paper, etc.)	<u>250.00</u>

TOTAL	\$6,500.00
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*Services include engineering, economic feasibility, marketing, legal, planning, architectural, surveying, etc. These services are designed to assist in actual program development and will be utilized on an as-needed basis.

Justification of a staff operation comes with review of the existing organization which at present does not have specific staff personnel assigned to community development activities. It is recognized that needs to present have been adequately met through the City Administrator's Office with personal attention of the administrator and consultant assistance. However, with the addition of a coastal management program, additional energy and staff attention will be needed to implement program elements. The establishment of the staff position and assignments should be accomplished as soon as funding can be secured through E.D.A. and Coastal Management Funds Section 306. The individual sought for the position should be project and program oriented, have an understanding of the objectives of comprehensive planning but contain expertise in economic development and in code enforcement. Long Range Planning and special studies can continue to be accomplished through contract services, the community need is for an individual interested in taking actions necessary to enact developed plans.

VIII

SUMMARY RECOMMENDATIONS AND PRIORITIES

The summary report and recommendations are broken down into three categories, the Summary Recommendations, the action necessary in Phase II Implementation Program to carry out the recommendations, and the Priority placed on such action by the City. The basic actions to be pursued are: Development Ordinance revision which may include zoning, subdivision or general ordinance construction and rewriting; Action Program which identifies funding and specific directions; Acquisition: recommended property acquisition by the City, Borough or State government; Annexation: the addition of lands to municipal jurisdiction; City Council Action: Action necessary to authorize or approve. The priority is broken down into two categories: Immediate and Mid-Range. Immediate needs are to be given immediate study by the city's Coastal Management Contractors in the Implementation Phase so that the City and Community Development Specialist can concentrate energy on carrying out the programs. Mid-Range priorities are ones which can be carried out in two to five years which will be given directional outlines by the Coastal Management Consultant but do not have an in-depth study at this time.

<u>TYPE OF ACTION</u> <u>ACTION NECESSARY</u>	<u>SUMMARY RECOMMENDATIONS</u>	<u>PRIORITY</u> (I=IMMEDIATE MR=MID RANGE)
	I. DISTRICT BOUNDARIES	
CITY COUNCIL PLAN ADOPTION	The city recommends a final management boundary to the Coastal Policy Council which includes all lands and waters within the city limits as its coastal area.	I
	II. RESOURCE ANALYSIS	
DEVELOPMENT ORDINANCE	°The city should develop regulations which prevent the alteration of natural drainage patterns and require developers to conduct drainage studies to determine erosion potential along with proper design of drainage structures.	I
IMPLEMENTATION PROGRAM	°A program should be developed to assist in the restoration, preservation and proper utilization of Fort Seward.	I
IMPLEMENTATION PROGRAM	°A community enrichment program should be designed and carried out by the city, Chamber of Commerce, OEDP Committee and civic organizations	I

to enhance the charm, character and general beauty of the community. This would add needed assistance to the established Anti-Litter Code.

III. AREAS MERITING SPECIAL ATTENTION

IMPLEMENTAION PROGRAM AND DEVELOPMENT ORDINANCE

°Fort Seward and the waterfront to and including the small boat harbor are recommended as an AMSA so it might receive special status from the state which would enable funding advantages in the restoration process.

I

IV. USE AND ACTIVITY ANALYSIS

DEVELOPMENT ORDINANCE

°It is recommended that criteria identified under the proper and improper use section be adopted as a means of guiding the development of specific procedures and regulations in the implementation program.

I

DEVELOPMENT ORDINANCE

°The city should incorporate standards for hazards, habitats and environmental quality into local codes to insure coordination in resource management.

I

VI. LAND USE PLANNING RECOMMENDATIONS

Lutak Inlet

DEVELOPMENT ORDINANCE

°The municipal dock and adjoining lands should be used for marine dependent and related heavy industrial and transportation users.

I

ACQUISITION

°The city should expand their holdings in this area.

MR

ANNEXATION

°The city should consider annexing this area to the city so effective use of the property can be insured through city control

MR

IMPLEMENTATION PROGRAM

°A port authority should be established

MR

Portage Cove

DEVELOPMENT ORDINANCE	°The small boat harbor and adjacent public and semi-public lands should be designated as public use lands and maintained for expansion of the harbor and tourist related on-shore facilities.	I
DEVELOPMENT ORDINANCE	°Private lands north and south of the boat harbor should be utilized for water related light industrial and commercial activities.	I
DEVELOPMENT ORDINANCE	°The state tidelands and associated beaches at the north and south end of Portage Cove should be managed for their public open space and recreational value.	I
ACQUISITION	°Private lands at Nukdik Point and Portage Cove Wayside on the beach side of the road should be acquired.	MR
DEVELOPMENT ORDINANCE	°Fort Seward should be designated as part of the Scenic Historic District and managed as a multiple use district.	I

McClellan Flats and Associated Lowlands

DEVELOPMENT ORDINANCE	°Lands bordering McClellan Flats should be utilized for residential, recreational and open space. If demand warrants an arterial road would be developed along this waterfront. It is recommended that lowlands near Jones Point within City Limits be used for light industrial storage and transportation related uses.	I
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Remaining Uplands

DEVELOPMENT ORDINANCE	°A public and semi-public land use district should be created.	I
ACQUISITION	°Two small blocks of land adjacent to the municipal complex should be part of an acquisition program.	MR

DEVELOPMENT
ORDINANCE

°The original townsite should be designated in three land use units and incorporated into the Historic District.

I

(1) General commercial along Main Street, excluding residential uses.

(2) Transitional commercial in adjacent properties which includes a compatible mixture of limited commercial, business office and residential uses.

(3) Medium density residential land use including multi-family structures home occupations in areas served by sewer and water.

DEVELOPMENT
ORDINANCE

°A Planned Development District approach is recommended for the large block of private land in the southern part of the city.

I

DEVELOPMENT
ORDINANCE

°Low density residential is recommended for those areas in the north which sewer and water is not likely to serve or physical features limit high density development (steep slopes).

I

Historic and Scenic District

DEVELOPMENT
ORDINANCE

°A historic and scenic district is recommended for Fort Seward and the waterfront, including the small boat harbor. Uses permitted under the applicable zoning could apply with special management applications for this area.

I

Fish Processing

IMPLEMENTATION
PROGRAM

°The city should encourage the development of a fish processing plant through the conducting of feasibility analysis.

I

Recreation and Tourism

IMPLEMENTATION
PROGRAM

°A prospectus should be prepared to assist in the promotion of the industry.

I

IMPLEMENTATION PROGRAM	<ul style="list-style-type: none"> °Development of a Scenic and Historic District highlighting Fort Seward °Develop a military museum °Restore appropriate sections 	I
IMPLEMENTATION PROGRAM	<ul style="list-style-type: none"> °Construct a natural history interpretative center in conjunction with the Sheldon Museum and Cultural Center. 	I
RESOLUTION	<ul style="list-style-type: none"> °Support expansion of Chilkoot Wayside and Chilkat State Park. 	I
IMPLEMENTATION PROGRAM	<ul style="list-style-type: none"> °Develop a five-year recreation trails plan. 	MR
	<u>Acquisition of Planning Power</u>	
IMPLEMENTATION PROGRAM	The options available to the city and borough in extending planning authority beyond the present city limits are:	
	<ul style="list-style-type: none"> °Establish a coastal resource planning district permitted under a third class borough status. The planning district could be comparable with the study area outlined in Part I. 	MR
	<ul style="list-style-type: none"> °Develop aggressive annexation program in Phase II Implementation which includes areas of concern to the city. 	I
	<ul style="list-style-type: none"> °Upgrade from a third class to second class borough or pursue a unified or consolidated city-borough government. 	MR
VII. ORGANIZATION AND IMPLEMENTATION		
CITY COUNCIL ACTION	<ul style="list-style-type: none"> °adoption of Phase I Coastal Management Plan by the City Council and Coastal Policy Council 	I
COASTAL MANAGEMENT CONSULTANT	<ul style="list-style-type: none"> °development of Phase II implementation programs and development regulations 	I
CITY COUNCIL ACTION	<ul style="list-style-type: none"> °adoption of Phase II Programs and ordinances 	I

CITY COUNCIL
ACTION AND
FUNDING

°establishment of a Department of
Coastal Management and Community
Development.

I

Conclusion

The means of implementing the recommendations in this report vary from programs to comprehensive ordinance revision by the city council. An Implementation Program is the next phase of the Coastal Planning Program and is a process which can deal with each of the recommendations to the level desired by the city. The state has specific monies (Section 306 funds) designed to assist in the implementation of the adopted plan.

Upon adoption of this report as the City of Haines Coastal Management plan, the final draft will then be submitted to Coastal Policy Council for approval. The Phase II Implementation program to be started as soon as possible will outline specific steps to be taken in the form of programs, ordinances or land acquisitions in order to meet the outlined goals.

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